

McCALL AREA

PLANNING AND ZONING COMMISSION

Amended Agenda

May 17, 2022 – 4:30 p.m.

McCall City Hall – Lower Level & MStTeams Teleconference
216 East Park Street, McCall, ID 83638

This meeting will be a hybrid, in-person and virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID 757 723 342#. If there are any questions, contact Brian Parker, City Planner (see contact info below).

The Meeting Room Occupancy Capacity in Legion Hall is 15, and subject to the 6-foot social distancing recommendation of Centers for Disease Control and Prevention. This allows space for 9 people in addition to the Commissioners and staff who are anticipated to be in attendance (7).

Social Distancing will be enforced, Masks are recommended in city facilities.

The first 9 persons who appear will be allowed to be present in the meeting location. All other persons may be in attendance virtually via Teleconference.

COMMISSION MEETING – Begins at 4:30 p.m.

CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), Scott Tunnell, Christina Nemec, Ryan Kinzer, Liz Rock, Tony Moss, Tom Mihlfeith.

1. REVIEW & APPROVAL OF MINUTES

- May 3, Planning & Zoning Commission Minutes (Action Item)

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

No Preliminary Development Plan Reviews, Special Meeting to review remaining Commission-Level Planning & Zoning Applications for the May Application Period.

3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

No Consent Agenda Items, Special Meeting to review remaining Commission-Level Planning & Zoning Applications for the May Application Period.

4. OLD BUSINESS

No Old Business, Special Meeting to review remaining Commission-Level Planning & Zoning Applications for the May Application Period.

5. NEW BUSINESS

DR-22-08 (ACTION ITEM)

1280 Chris Ln – Ronald & Laurie Milla (*pronounced mee-ya*)

An application for Design Review to construct a covered storage are addition onto an existing single family home. The existing home totals 4,624 square feet; the proposed addition totals 1,050 square feet, for a total building size of 5,674 square feet. The property is zoned RR – Rural Residential, and is more particularly described as:

Amended Tax Parcel Number 348 of McCall Acreage situate in Government Lot 2, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-22-10 (ACTION ITEM)

607 Lick Creek Rd – Rick & Laurie Farmer

~~An application for Design Review to construct a covered storage are addition onto an existing single family home. The existing home totals 4,624 square feet; the proposed addition totals 1,050 square feet, for a total building size of 5,674 square feet. The property is zoned RR – Rural Residential, and is more particularly described as:~~

~~Amended Tax Parcel Number 348 of McCall Acreage situate in Government Lot 2, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.~~

An application for Design Review for a Shared Parking Plan and License Agreement with 600/602 Lick Creek Road in order to meet the McCall Parking Requirements for a single-family home, not currently met at 607 Lick Creek Rd. The properties are zoned R4 – Low Density Residential:

Lot 3 of Block 6; Lot 2 of Block 7, and Lot 1 of Block 7 of the Amended Davis Beach Tracts, situate in the SE ¼ of the SE ¼ of Section 4, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-22-11 & SH-22-02 (ACTION ITEM)

2168 Payette Dr – Ryan Baldwin for Bob Schwenkfelder

An application for Design Review and Shoreline approval to add new landscaping to the recently remodeled single-family home in compliance with the previous Design Review conditions of approval. Proposed work includes construction of terraced boulder walls to stabilize the slope, not to exceed 30" in height; applicants also intend to replace the existing lower deck to a paver patio and seed the lakeside lawn with creeping red fescue. The property is zoned R4 – Low Density Residential, is located within the Shoreline Environs Zone, and is more particularly described as:

Lot 1 of Block 15 of the Southwest Payette Cottage Sites (State Subdivision), situate in Section 32, T19N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-22-13 (ACTION ITEM)

200, 202 & 204 Forest St – Mark Dahlberg for St. Luke's McCall Hospital

An application for Design Review to pave and stripe three (3) currently unpaved, separated parking lots, into a single, contiguous and paved lot to come into conformance with City Code. The project will increase the total parking available to the hospital staff and patients from 105 spaces, to 157 spaces. The property is zoned CV – Civic, and is more particularly described as:

Lots 1 & 2 of Block B of the Brundage Subdivision, situate in Section 8, T18N, R3E, City of McCall, Valley County, Idaho.

PUBLIC HEARING

CUP-22-03, SR-22-06, AA-22-09 (ACTION ITEM)

805 S Samson Trl – Willow Pulliam and Keegan Freelon

An application for a Conditional Use Permit, Scenic Route Review, And Administrative Design Review to allow parking of contractor and snow removal work vehicles on private residential property until such time that the property owners are able to purchase property outside of the Residential Zone they are located within. The property is zoned R1 – Residential 1 Acre, and is more particularly described as:

Amended Tax Parcel Number 106, situate in the W ½ of the SW ¼ of the NW ¼ of Section 22, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

6. OTHER

- Signs approved administratively

7. ADJOURNMENT

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

Agenda Amended on 5/16 to reflect the correct legal description for the project: DR-22-10 at 607, 600, and 602 Lick Creek Road to address a shared parking plan proposal. The incorrect legal description is stricken in red above, with the amended description directly below.



City of McCall
COMMUNITY
DEVELOPMENT

May 3, 2022

**Planning & Zoning Commission Minutes
(ACTION ITEM)**

Not a Public Hearing

McCALL AREA
PLANNING AND ZONING COMMISSION
Minutes
May 3, 2022 – 4:30 p.m.
McCall City Hall – Lower Level & MStTeams Teleconference
216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 4:30 p.m.

CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), ~~Scott Tunnell~~, Christina Nemec, Ryan Kinzer, Liz Rock, Tony Moss, Tom Mihlfeith. Brian Parker, Meredith Todd, Morgan Stroud, William Punkoney.

1. REVIEW & APPROVAL OF MINUTES

- April 5, Planning & Zoning Commission Minutes (Action Item)

Commissioner Moss made a motion to approve the April 5th Planning & Zoning Minutes, Commissioner Kinzer seconded. All commissioners voted Aye and the minutes were approved as written.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application for a Variance

300 Krahn Ln - Leslie & Terri Roberts

A Pre-Application for a Variance from *McCall City Code Title 3, Chapter 16, Section 08 – Lapse of Design Review Approval* ([MCC 3.16.08](#)) in order to submit previously-approved Design Review plans which expired on October 6, 2021 to the Building Department for a Building Permit; AND/OR Variance from [MCC 3.4.04\(C\)](#), [MCC 3.4.031](#), and [MCC 3.2.02 regarding “BUILDING HEIGHT”](#) in order to submit the previous Design Review Application Materials for approval by Code Standards that were updated after the original Design Review Approval in October of 2020 and Expiration in October of 2021. The Property is Zoned CC – Community Commercial, and is more particularly described as:

Tax Lot No. 75-C of McCall Acreage situate in the SE ¼ of the SE ¼ of Section 16, T18N, R3E, B.M., Valley County, Idaho

Leslie Roberts of 215 N 3rd St McCall, ID presented his pre-application for a variance, and explained that he would either like a variance to reinstate the original planning approval, or request a variance from the code changes that have occurred since the original approvals in order to gain approval for the application and continue towards a new Design Review application.

Commissioners had questions about the code sections that had changed to make the original Design Review impossible to re-submit, and they included a change to the definition of Building Height, and discussed the weight of sympathy for the situation compared the specificity of the Variance Standards.

Bill Punkoney advised the commission that ultimately all decisions must be based within the guidelines of the McCall Ordinances and City Code. He mentioned that if the commission or applicant wanted to go into further detail on the standards in this meeting to get better insight, that would be reasonable, given the high application cost and investment of staff and legal time that occurs when submitting and reviewing a variance application.

The applicant declined discussion of the Variance Standards and the commission advised he read and consider the standards carefully prior to submitting a full application.

**Pre-Application for a Planned Unit Development (PUD) & Subdivision Preliminary Plat (SUB)
204 & 210 N 3rd St – Steve Millemann for S3 Hotels LLC**

A pre-application for a Planned Unit Development (Preliminary Plan) and Subdivision (Preliminary Plat) to construct 23 single family residential townhomes. The property is zoned CC – Community Commercial, and is more particularly described as:

McCall Acreage Tax No.'s 149 & 170, situate in the SE ¼ of the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

Chairman Lyons shared that he owns an adjacent parcel, but felt he did not have anything to gain by the application. Mr. Millemann commented that he did not feel uncomfortable about the position of Chairman Lyons presiding over the project and would be fine if Mr. Lyons remained involved in the Commission review process.

Steve Millemann of Millemann, Pemberton & Holm at 706 N First St presented the pre-application for a Subdivision and Planned Unit Development to construct 23 single family residential townhome units. Mr. Millemann mentioned that the neighboring hotel would likely purchase at least 2 units to provide as workforce housing to employees, and that they intended to prohibit short-term rentals in the development. Regarding infrastructure, Mr. Millemann mentioned that the sewer model had detailed what improvements would be required, and that the project would hope to combine forces with another development in the area to address a wider array of improvements required to upgrade the sewer for both properties.

There was some discussion of property history as an RV park, and the stormwater drainage easement that had existed with the Pancake House during its tenure across 3rd street that would now be managed on site by the new owners (Natural Grocer's). There was also discussion of sidewalk installation and snow storage requirements.

**Pre-Application for a Planned Unit Development (PUD)
TBD Deinhard Ln – Ben Semple for ZWJ Properties, LLC**

A pre-application for a Planned Unit Development (Preliminary Plan) to construct a mixed use, primarily multi-family housing development in a range of unit sizes to primarily serve as workforce housing. Commercial and/or amenities space will be provided on the first floor of the building fronting Deinhard Lane. Current preliminary plans propose 48 1-bedroom units, 46 2-bedroom units, and 18 4-bedroom units for a total of ~~118~~ 112 dwelling units. The property is zoned CC- Community Commercial, and is more particularly described as:

McCall Tax Parcel No.'s 220 and 221, situate in the NE ¼ of the NW ¼ of the SE ¼ of Section 17, T18N, R3E, B.M., City of McCall, Idaho.

Ben Semple of Rodney Evans at 415 W ____ spoke on behalf of ZWJ Properties LLC. He corrected the total number of units to 112 units, from the 118 stated in the agenda. The project would be intended for workforce-oriented housing. He mentioned with the Deinhard Lane improvements having been postponed, that there remained some question as to what improvements on Deinhard would be required. The units would be pre-fabricated in modules in factories off site, then assembled at the property. A percentile of the units would be deed-restricted through the McCall Local Housing program

to meet the requirements of the CC zone in combination with the provision of commercial space along Deinhard.

Commissioners had clarifying questions on the geotechnical status of the site, access points for the site, and whether they were designing storage into the project based on the likelihood of tenants across ages and socioeconomic statuses having 'toys.' Mr. Semple mentioned there likely would not be space for RV's or Boats, but they were planning for the provision of storage lockers and areas within the shared stairwells and apartment areas for personal gear such as skis, camping gear, and bikes. Commissioners also indicated that a focus on Safe-Routes-to-School and improving or marking crosswalks and sidewalk areas, or transit stops would be a good idea for the Deinhard corridor. With no other questions, commissioners welcomed a future application.

3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

ROS-22-04 (ACTION ITEM)

342, 344, & 350 Mather Rd – Doug Harper & Gabriela Hess-Harper

Doug Harper & Gabriela Harper-Hess: An application for a Record of Survey to split an existing parcel into 3 lots based on their original McCall Acreage Tax Lot configuration. The current parcel totals 25,873.93 square feet (0.59 acres); the 3 lots proposed total 0.222 acres (No. 55), 0.174 acres (No. 54) and 0.204 acres (No.53), respectively. The properties are Zoned R8 – Medium Density Residential, and are more particularly described as:

A parcel of land situate in Government Lot 4 of Section 8, T18N, R3E, B.M., City of McCall, Idaho.

Not a Public Hearing

SR-22-03 (ACTION ITEM)

1023 Kaitlyn Loop – Nicholas & Nicole Krasensky

An application for Scenic Route Approval to install Scenic Route compliant landscaping along the SR Buffer on Lick Creek Rd in combination with development of a new, single-family dwelling unit approved by the Applicant's HOA Design Review Committee. The property is zoned R4 – Low Density Residential, is located within the Scenic Route Overlay, and is more particularly described as:

Lots 23 of Block 2 in Lick Creek Meadows Subdivision Phase 1, situated in the SW ¼ of the SE ¼ of Section 3, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Not a Public Hearing

Commissioner Nemec made a motion to approve the consent agenda, Commissioner Kinzer seconded. All commissioners voted Aye and the Consent Agenda was approved.

4. OLD BUSINESS

No Old Business

5. NEW BUSINESS

DR-21-38 (ACTION ITEM)

201 Rio Vista – Stephen Edwards

Stephen Edwards: An application for Design Review to construct a 2-car carport on the existing Single-Family Residence/Bed & Breakfast to bring the total square footage of the structure to 5,314 square feet. The property is zoned R1 –Residential – 1 Acre, and is more particularly described as:

Situate in the E ½ of the SW ¼ of the SW ¼ of Section 17, T18N, R3E, B.M., City of McCall, Idaho.

PUBLIC HEARING

Stephen Edwards of 201 Rio Vista Blvd presented his request for an open carport addition to attach to the existing structure. The purpose of the addition is to provide a solid, sturdy, covered parking area for the property, especially to protect from winter snowfall. The structure-addition is well-screened by landscaped vegetation from the road at Rio Vista Blvd.

Mr. Parker presented the staff report and described that it has been attached to a since withdrawn Conditional Use Permit application. The reason for the application being a Design Review was the total square footage of the full structure exceeding 5,000 square feet. The application is entirely in compliance with Design Review and City Code standards.

Chairman Lyons opened and closed the Public Hearing with no comments from the public.

Commissioner Kinzer made a motion to approve DR-21-38 with conditions as written, Commissioner Moss seconded the motion, all commissioners voted Aye and the motion carried.

PUD-22-05, SUB -22-03, CUP-22-05, DR-22-07 & SR-22-05 (ACTION ITEM)

TBD Elo Rd – Amy Holm for Ross Vontver of Where Toys Live, LLC

An application for a Planned Unit Development Preliminary Plan, Subdivision Preliminary Plat, a Conditional Use Permit, Design Review, and Scenic Route Review to construct 46 privately owned storage units (“Storage Condominiums”) in 5 buildings varying in size for a total of 55,290 square feet of new construction: on a property totaling 5.4 Acres or 235,102 square feet. The property is zoned RE – Rural Estate, and is more particularly described as:

Amended Tax Parcel No. 126, Situate in the NW ¼ of the SW ¼ of Section 22, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

Amy Holm of Millemann, Pemberton and Holm, LLP at 706 N 1st Street presented the application for Where Toys Live, LLC. She described the concept of the application and its general vicinity near the S Samson Trail Scenic Route. She reviewed the purpose of a Conditional Use Permit and reviewed the Conditional Use Permit Criteria of Approval for points addressed within the application materials including its relationship to the McCall Comprehensive Plan, Design Guidelines, Neighborhood harmony, and Wildlife corridors. She also described the use of neighboring properties being somewhat mixed-use, including a masonry storage yard, a commercial storage facility, and residential ranch homes. Ms. Holm also reviewed the Traffic Report to address previously received comments from the Public, included in the application; and emphasized that the privately owned storage units would not be generating the same traffic as rented storage units, and the Traffic Reports provided suggest that the impact to traffic would be minimal.

In clarifying materials referenced in the staff report, Ms. Holm wanted to identify:

- Dec 29, Jan 5 (2 public meetings were held, not 1)
- Rear setback: While the setback required by dimensional standards is 30, they applicants are requesting 20 feet through the PUD process.
- Amenity requirements: Pathway on Elo Rd, Common Office area, extra Open Space
- Comment on Staff Report: Not a zoning amendment application in any way

Conditions of Approval that the applicant would like to have alleviated/considered:

- 1) Pathway – propose a future pathway, improved or gravel, then pave once the adjoining paved pathways are installed
- 2) Rear setback of 20 is an alleviation requested from code that the applicants feel do not make a substantive difference to the 30 foot setback required, the result of the requirement would be elimination of a number of units which is not desired.
- 3) The requirement for windows along Elo Rd to remedy the Blank Wall issue should be reconsidered given the nature of use and nature of the area with regards to the Design Review Standards.
- 4) Fencing should be alleviated along Elo Rd to allow 6 feet in height, the lot coverage limits for the RE zone should be alleviated to accommodate the use.

Mr. Parker presented the staff report and mentioned that for the most part, the application does meet McCall City Code. He mentioned that the pathway should be fully finished and constructed as it is being considered an amenity, and should therefore be provided. He mentioned that although sometimes area pathways do get constructed “to nowhere” initially, having sections that can be connected to one another makes earning grants to finish pathway connectivity easier.

Commissioner Mihlfeith mentioned for the Commission that he lives in the neighborhood, he does not have anything to gain or lose from the application and does not feel his decision making ability would be compromised.

Commissioner Mihlfeith asked questions about what thought had been taken regarding the development of the approach and sight distance for those turning off the property and onto Elo Road given the steep hill and challenging terrain.

Morgan Stroud, Staff Engineer, provided the Engineering Report and mentioned that most Traffic, Right of Way, access, sight-lines would be managed by the Valley County Road & Bridge Department.

Commissioner Lyons opened the Public Hearing.

Scott Harris and Connie Harris of 86 Ilka Lane spoke with concern about the application based on the commercial nature of the use, even if it is lower traffic than a rented version of storage units. He also mentioned concern about the application not reflecting the vision of the Comprehensive Plan for the area to be a rural residential region buffering town.

Rebecca Rine of 1200 S Samson Trail spoke in agreement with comments from Scott Harris and mentioned that she used to run and walk on the Elo Road hill and mentioned how dangerous the area was already. She mentioned that the residents have continued to speak up about the change in character that would come from the repeated proposal for semi-commercial uses in

their area, and her hope that the commission would reflect on the comments from the community.

Will Allen of 455 E Mortimer St in Boise who cares for his parents' home at 955 S Samson Trail spoke in opposition to the application in agreement with previous speakers, and with the following three points: 1) the proposal would change what would be expected to be a single family home site to 46 units for investment by non-neighborhood members; 2) Outdoor Lighting and the impact to the existing dark skies in the neighborhood would be a harsh change from the existing darkness enjoyed by residents; 3) Snow Storage and Drainage with the proposed coverage on site provides concerns for his family and the neighboring property because they have already had large ponds of draining water appear during melt season.

Carl Ruhkala of 550 Elo Rd spoke in agreement with Mr. Harris and mentioned that although Ms. Holm had mentioned there is conflicting evidence regarding the impact of the development on property values, there is also no evidence that the development would not have impact. As a non-residential use in a residential zone, that ultimately risks jeopardizing the character of the neighborhood.

Comments received after 3:00pm were read into the record by Mr. Parker:

Linda Youde Comment (see attachments)

Mike Wissenbach Comment (see attachments)

Kimberly Apperson Comment (see attachments)

Pam Wissenbach Comment (see attachments)

Wayne Allen of 955 S Samson Trail spoke about the way the traffic in the area due to residential uses is already going to increase from the not-yet-built new subdivisions in the unincorporated County are. He also mentioned concern about safety because of the grade of the roads and tightness of the existing right-of-way. Mr. Allen mentioned that the addition of storage to the property would be an unfair impact to those who purchased property in the area based on its residential zoning, believing it would be protected as a residential neighborhood. Last, he mentioned that the stormwater and drainage issues may be caused to his property by the higher amount of impervious space on his property.

Ken Strode of 935 S Samson Trail spoke in opposition to the application based on not believing storage units belong in his rural residential neighborhood, and out of concern for traffic, especially during the snowy season given the tendency of drivers to speed on the narrow road. He also mentioned concern about drainage into neighbors' yards, and concerns about property values.

Jerry Bisom of 905 S Samson Trail mentioned that his property is directly south of the proposed application and that there isn't physically anywhere to put a pathway based on the grade, and that a fence would be damaging to the passage of wildlife that are regularly

Les Roberts of 215 N 3rd St spoke in opposition to the application based on previous comments.

Stephen Edwards of 201 Rio Vista Blvd spoke in opposition to the application based on the noise caused by the snow removal process and beeping caused as machinery reverses, and also the noise caused by private unit owners working on cars at the Storage Condominium site directly adjacent to his home on Rio Vista. He mentioned that while his appearance at the meeting to comment was by coincidence for his own application, he felt he needed to mention the impact that the existing example of storage condos make on his neighborhood.

Larry Shake of 1612 S Samson Trail spoke in opposition to the application based on the way it resembles spot-zoning, does not support the comprehensive plan, and opens the gate to more commercial spot zoning efforts in residential areas.

Joey Pietri of 225 Valley Springs Rd spoke in support of other residents who had spoken in opposition to the applications including Larry Shake, Jerry Bisom, and others and asked that the commission consider the mental and physical health and well-being given these continuous applications that are affecting the present community members.

Chairman Lyons closed the Public Hearing.

Ms. Holm responded to the comments from the public including the following:

- CC&Rs will be written and are enforceable and can be written in ways to address compliance and management.
- Regarding stormwater and drainage challenges, the law requires water be maintained and managed on site, and all stormwater plans have been engineered.
- The CC&Rs would prohibit chemical/industrial uses of the site
- The CC&Rs would enforce noise limitations on owners such that they do not rev engines or cause excessive noise.
- The use is not a Commercial or Industrial use, as those uses are explicitly prohibited in the Use Chart itself.

Finally, she asked the commission to consider approving the application with the conditions as stated by staff, and with the requested revisions previously made.

Mr. Applegate, of the owner-applicant team, spoke about the mechanisms involved in the stormwater drainage system using a reinjection system to directly place the water back into the aquifer in the area. He also mentioned that regarding the concerns on the safety of Elo Hill, the owners desire the area to become safer than it is, and would be open to working with city and county staff on solutions for the hazardous traffic situation at present.

Commissioners began their deliberations on the topic of Traffic and Safety, discussing that the number of trips expected on a hill that is known to be dangerous and hazardous, while it is low in increasing numbers, the site at present is dangerous as it is. They discussed that the traffic study also did not necessarily address the physical challenges and dangers that exist on the site. Commissioners asked Ms. Holm to explain the mechanisms of the CC&Rs and how it could be enforced with no on-site management. Commissioner Mihlfeith mentioned that while CC&Rs are good, that puts the onus on the neighbors to keep the property in compliance and mentioned that the hazards of traffic pose a Health, Safety, and Traffic Issue.

Commissioner Nemec mentioned that there are engineering standards that should and shall consider the site distance and slopes and pitches, including Conditional Use Permit standard #9 regarding safe vehicular approaches. Commissioners also agreed that the rear setback requirement of 30 feet should be maintained to preserve the Design character of the site.

The Commission reviewed the 12 Criteria of Approval for a Conditional Use Permit:

1. *Constitute a conditional use authorized in the zone involved.*

Yes, authorized via a Conditional Use Permit

2. *Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.*

Commissioners question how and whether the project is harmonious with the objectives of the Comprehensive Plan and the vision for the Rural Estate Zone.

3. *Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.*

Commissioners mentioned that the public comments expressed seem to reflect the opposite based on the design of the buildings and their 'industrial' design. While the individual ownership perhaps alleviates some issues, they are not designed to look like residential structures. They also mentioned that while the other storage units in the neighborhood exist, they do not exist with any kind of permit; and the proposed density while not occupied, seems unharmonious compared to the zone it is based in.

4. *Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.*

Commissioners discussed the dangers of Elo Hill that currently exist and the challenges and unknowns posed by the design of the access to the site. There is not enough evidence to know how the traffic and grade of the site will impact the area.

5. *Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.*

While commissioners determined this would be a difficult item to consider, they did discuss the potential for leakage of chemical fluids and proper safeties to protect water drainage would be of particular concern.

6. *Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.*

Commissioners didn't have particular concerns on this item.

7. *Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.*

Commissioners mentioned the direction of the water and septic don't match in which unit has services. They also mentioned some concerns on the placement of Snow Storage on top of the drain field. They also mentioned that requiring a grease trap to mitigate any chemical leakage should be considered.

8. *Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.*

Commissioners mentioned that they can identify multiple issues with this section including light pollution, fumes, noise from engines and snow removal, etc.

9. *Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.*

Based on discussion of topography and safety on site, commissioners mentioned that they would need more information on access/approaches/physical designs to answer this questions.

10. *Not result in the destruction, loss or damage of an important natural, scenic or historic feature.*

Commissioners didn't have particular comments on this item.

11. *Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.*

While it is difficult to determine, commissioners mentioned that this seemed as though it would more than likely reduce the value of neighboring property purely due to the contrast in zoned density in comparison to the development on the site.

12. *Have a minimal negative economic impact on the neighborhood or surrounding community. (Ord. 864, 2-12-2009)*

Commissioners determined that the Conditional Use Permit would likely struggle to reach even a neutral level of impact.

Next, commissioners discussed the Design Review standards and their concerns with Blank Walls and the need to meet the requirements for windows along streets to meet the Residential Zone Design Standards. The man doors will need to include windows, the siding should be non-metal, and the lighting fixtures should be more design-based than utilitarian in nature.

Commissioner Nemeč: Largest hurdle is the design/scale/perception of the development. The use is less of a primary issue, where the design should be improved if the use is desired to be as presented.

Commissioner Kinzer: Challenge justifying the use with the Comprehensive Plan and Future Land Use Plan and struggles to support envisioning the application as justifiable based on its incompatibility with the neighborhood.

Commissioner Rock: Conditional Use Permit Standard #3 is a sticking point, it is hard to see how this use would not change the essential character of the neighborhood, even with revisions.

Commissioner Mihlfeith: General inability to see the application satisfying the CUP standards as a whole, even with revision. It seems like it is important to uphold the Comprehensive Plan and Residential Nature of the neighborhood and Future Land Use Plan; as well as address traffic and site design concerns.

Commissioner Moss: There need to be better detailed studies to reflect on traffic and it seems to be a challenge to consider any improvements that could be made to make the application satisfy the CUP standards.

Commissioner Lyons: Given the doubt around the ability of the application to meet the CUP standards, Chairman Lyons asked Bill Punkoney what the appropriate actions would be.

Bill Punkoney advised that the Commission construct their motion around the instruction to staff to draft findings consistent with the Commission Deliberation, and continue the item to a future, date specific meeting.

Commissioner Mihlfeith made a motion to continue item to June 7th to continue deliberations and direct staff to draft findings and conclusions consistent with the discussions on the application. Commissioner Kinzer seconded. All commissioners voted aye and the motion carried.

DR-22-09 (ACTION ITEM)

555 E Deinhard Ln – Tim Eddy of Idaho Dept of Fish & Game

An application for Design Review to construct a new vehicle storage and temporary office building of similar dimension and design to two (2) existing buildings on site. The new building will have 5 garage bays, 30 x 36 feet each, with an office and storage area separated by interior walls totaling 30x18 feet each. The property is zoned CC – Community Commercial, and is more particularly described as:

Parcel ID# RP18N03E16IDA1, situate in the W ½ of the SW ¼ of the NE 1/14 of Section 16, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

Tim Eddy of IDFG at 555 E Deinhard Lane presented the application for the request to build a storage building similar to the existing storage building at the Idaho Fish & Game site to allow for more maintenance vehicle/Field vehicle storage capacity to meet the demands of IDFG.

Mr. Parker provided the staff report and mentioned that the application meets the general intent of the city code and design guidelines, his only suggestion would be to require screening to the north fenceline of the site in anticipation of future residential development in that direction. Ms. Stroud provided the Engineering report with no significant comments or concerns.

The commission discussed additional landscaping along the boundaries of the site itself, given the potential for future mixed-use development (commercial to south and residential to north). The commission also asked whether water and sewer would be hooked up to the structure and the applicant confirmed it would.

Chairman Lyons opened and closed the public hearing with no comment from the public.

Commissioner Kinzer made a motion to approve DR-22-09 with conditions as stated and the addition of landscaping for screening within the 20 foot setback from the northern fence line. Commissioner Moss seconded. All commissioners voted aye and the motion carried.

6. OTHER

- Signs approved administratively
 - i. SG-22-02: 501 Pine Street Engel & Voelkers Real Estate

7. NEXT MEETING – May 17, 2022 – 4:30pm

8. ADJOURNMENT

Commissioner Nemeec made a motion to adjourn. Commissioner Moss seconded. All commissioners voted aye and the meeting ended at 7:54pm.

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

Signed:

Attest:

Robert Lyons, Chairman
McCall Area Planning and Zoning Commission

Brian Parker
City Planner

From: [Brian Parker](#)
To: [Christina Nemecek](#); [Liz Rock](#); robertlyons@highmountaincountry.com; [Ryan Kinzer](#); jscott.tunnell@gmail.com; [Tom Mihlfeith \(tom.coalesce@gmail.com\)](#); [Tony Moss](#)
Cc: [Meredith Todd](#)
Subject: FW: PUD-22-05, SUB -22-03, CUP-22-05, DR-22-07 & SR-22-05
Date: Tuesday, May 3, 2022 2:42:15 PM
Attachments: [image001.png](#)
[image002.png](#)

Commissioners,

Please see the comment below regarding PUD-22-05 located at TBD Elo Road.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



Web: mccall.id.us
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)



Keeping citizens informed.

[Please click to sign up for CodeRED!](#)

From: Pam Wissenbach <pamwissenbach@gmail.com>
Sent: Tuesday, May 3, 2022 2:41 PM
To: Brian Parker <bparker@mccall.id.us>
Subject: PUD-22-05, SUB -22-03, CUP-22-05, DR-22-07 & SR-22-05

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brian,

I am sorry about the timing of this email, but I just learned that action is to be taken on this CUP.

Please let the McCall Planning and Zoning Commissioners know that I am opposed to these storage unit complexes. The McCall Area Comprehensive Plan has this area zoned as R1 and RE, both residential designations. I am concerned by the number of industrial businesses that are being proposed in these areas. By allowing this type of use, it impacts those homes that are in the area and impacts all of the homes that use Samson Trail as the main road to access other areas. This road

is not conducive to more traffic, especially trailers with boats, camp trailers, RVs, and other recreational vehicles.

Much work and thought went into the McCall Area Comprehensive Plan. Please use this document to keep the integrity of McCall and the impact area. This is a beautiful community that needs your protection by following the Comprehensive Plan.

--

Pam Wissenbach
280 May Road
McCall, ID 83638

208.308.4755

From: [Michael Wissenbach](#)
To: [Brian Parker](#)
Subject: PUD-22-05
Date: Tuesday, May 3, 2022 3:21:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brian:

I am writing to express my opposition to the proposed development of a storage unit facility near the intersection of Elo Road and S Samson Trail (PUD-22-05 and associated permits and reviews). This general area, zoned Rural Estate, is home to a number of residential neighborhoods, including my home at 280 May Road. Approving this proposed development will allow more industrial creep into our residential neighborhoods, and will cause much increased traffic on South Samson Trail. How many commercial and industrial projects, such as this one, can be conditionally approved before this area is no longer residential in nature? The Planning and Zoning Commission should not approve this proposed use.

Sincerely,

Mike Wissenbach
280 May Road
McCall, ID 83638

~<>~<>~<>~<>~<>~<>~<>~<>~<>~<>

From: lyoude@frontier.com
To: [Brian Parker](#)
Subject: PUD 22-05 OPPOSED
Date: Tuesday, May 3, 2022 3:16:25 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Parker:

I oppose this project because it is an unnecessary and intrusive violation of our rural residential neighborhood. I join with my neighbors in urging the P&Z to vote no and turn down this proposal.

Thank you,
Linda Youde
South Samson Trail

From: [Brian Parker](#)
To: [Meredith Todd](#)
Subject: Fwd: comments on PUD-22-05, SUB-22-03, CUP-22-05, DR-22-07. SR-22-05,
Date: Tuesday, May 3, 2022 4:04:24 PM

Get [Outlook for iOS](#)

From: Kimberly A Apperson <kimapperson@icloud.com>
Sent: Tuesday, May 3, 2022 4:02:03 PM
To: Brian Parker <bparker@mccall.id.us>
Subject: comments on PUD-22-05, SUB-22-03, CUP-22-05, DR-22-07. SR-22-05,

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brian, I know this comment is coming at you pretty late. Please read it to the Commission at tonight's meeting. Thanks, Kim

McCall Planning and Zoning Commission,

I write in opposition to this proposed industrial use within our residential neighborhoods. The area of South Samson Trail and Elo Road are zoned R1 and RE and, if allowed, will become filled in with residences that meet the desired future condition of the area. However, each addition of non-residential, industrial type business, is making that vision from the Comprehensive Plan more and more unlikely.

This may be a very thoroughly written proposal. And the applicant may well be able to meet conditions set forth by McCall City staff. But this does not make it the correct use for a 5 acre property that should be developed as a residence as it was intended to be by our community; a community of many citizens who spent long hours thoughtfully working on our current Comprehensive Plan.

The access roads of South Samson Trail and Elo Road are not suited for the increased traffic that these industrial businesses will collectively attract. Please do not continue to consider such applications independently. Consider the cumulative effect these developments could have on the nature of the entire neighborhood.

I ask you to carefully review Table 3.3.02 Permitted and Conditionally Permitted Uses within Residential Zones in Title III of the McCall City Code. The list of uses that may be conditionally permitted is largely outdated in our fast-growing community. I ask that you call for a workshop to revise this table as it pertains to conditionally permitted uses, as I think this list is at the heart of what will make those "desired future conditions" described in our Comprehensive Plan largely unobtainable.

Thank you for your service.

Kim Apperson

415 South Samson Trail

McCall ID 83638

kimapperson@icloud.com

208-630-4776

From: [Brian Parker](#)
To: [Christina Nemece](#); [Liz Rock](#); robertlyons@highmountaincountry.com; [Ryan Kinzer](#); jscott.tunnell@gmail.com; [Tom Mihlfeith \(tom.coalesce@gmail.com\)](#); [Tony Moss](#)
Cc: [Meredith Todd](#)
Subject: FW: PUD - 22 - 05 Where Toys Live
Date: Tuesday, May 3, 2022 1:42:49 PM
Attachments: [image001.png](#)
[image002.png](#)

Commissioners,

Please see the comment below regarding PUD-22-05 located at TBD Elo Road.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



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Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)



Keeping citizens informed.

[Please click to sign up for CodeRED!](#)

From: ruhkmas <ruhkmas@gmail.com>
Sent: Tuesday, May 3, 2022 1:41 PM
To: Brian Parker <bparker@mccall.id.us>
Subject: PUD - 22 - 05 Where Toys Live

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: McCall Area Planning and Zoning Commission

Regarding Where Toys Live application PUD-22-05

My name is Carl D. Ruhkala. My wife and I live at 550 Elo Rd, across Elo Rd from the proposed storage units site. This is the worst possible place for storage sheds. I am totally against this Conditional Use Permit. The proposed site is completely surrounded by year round homes. This project would destroy the neighborhood. You just don't put storage sheds in the middle of residences.

There will be serious issues with the extra traffic on Elo Rd and Samson Trail, especially with the entrance being at the bottom of a blind, often icy hill. There will be problems with water and drainage, deer and elk crossing, lighting, signage, hours of use, noise and more. Also, what about the scenic route and planned bike and pedestrian path? Storage sheds are not attractive.

The developers may make money on this project, but the property values for those of us who actually live in the neighborhood will diminish. I also do not see why we should have to lose our quality of life so the developers can get rich. This is wrong. This project does not belong at the proposed Elo Rd site.

Sincerely,
Carl D. Ruhkala

Sent from my Galaxy



City of McCall
COMMUNITY
DEVELOPMENT

DR-22-08 (ACTION ITEM)

1280 Chris Ln
Ronald Milla (*pronounced mee-ya*)

May 17, 2022

Public Hearing

McCall Area Planning and Zoning Commission
Staff Report
DR-22-08

1280 Chris Lane Addition

1280 Chris Lane

May 3, 2022

Applicant: Ronald L. Milla
Representative: None
Application: Conditional Use Permit and Design Review
Zoning District: RR - Rural Residential
Jurisdictional Area: Impact Area

Description

An application for Design Review to construct a covered storage area addition onto an existing single-family home. The existing home totals 4,624 square feet; the proposed addition totals 1,050 square feet, for a total building size of 5,674 square feet.

Staff Analysis

Project Information

Zoning District: RR - Rural Residential

Comprehensive Plan Designation: Large Residential

Project Acreage: 5.88-acres

Proposed Use: No Change

Dimensional Standards:

	Proposed	Required
Front Setback	180-feet, 0-inches	Greater than 25-feet
Rear Setback	220-feet, 0-inches	Greater than 20-feet
Side Yard Setback 1	175-feet, 0-inches	Greater than 15-feet, 0-inches
Side Yard Setback 2	200-feet, 0-inches	Greater than 15-feet, 0-inches
Eave Height 1	13-feet, 3-inches	Less than 35-feet, 0-inches
Eave Height 2	13-feet, 3-inches	Less than 35-feet, 0-inches
Both Side Setbacks must add up to:	375-feet, 0-inches	Greater than 160-feet, 2-inches
Lot Coverage (square-foot)	7,358 square-foot	Less than 25,613 square-foot
Lot Coverage (percent)	2.9%	Less than 10%
Snow Storage	Not Identified	Greater than 1,604 square-foot
Building Height	23-feet, 0-inches	Less than 35-feet
Structure Size	5,684 square-foot	Less than 10,000 square-foot

Code Sections of Interest

- McCall City Code Section 3.16.07: Design Review Criteria:

The commission or administrator shall determine the following before approval is given:

- (A) The project is in general conformance with the comprehensive plan.
- (B) The project does not jeopardize the health, safety or welfare of the public.
- (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.
- (D) The project will have no substantial impact on adjacent properties or on the community at large.
- (E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.
- (F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.
- (G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:
McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.
- Deep Dive – Future Land Use Designations – Low Density Residential:
This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites.

Staff Discussion

- The applicant is proposing to add an additional 1,050 square-foot covered area to an existing residence.
- The site plan submitted does not identify snow storage areas for the existing and proposed driveway areas. Prior to the issuance of a building permit, the applicant should provide a revised site plan showing snow storage areas on the property at a minimum of one (1) square foot of snow storage area per every three (3) square feet of driveway area.

Comments

Agency –

McCall Public Works

In an email dated April 14, 2022, the City of McCall Staff Engineer had the following comments:

The City of McCall Public Works department has reviewed the documents that were provided for **DR22-08** and has the following comments and concerns:

1. It is not anticipated that the stormwater drainage will alter much or affect neighboring properties taking into account the size of this project in relation to the size of the parcel. A formal stormwater management plan and report will not be needed with this project. A stormwater application will need to be filled out and submitted back to me.
 - a. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>

Please let me know if you have any questions about the comments above.

Central District Health (CDH)

See attached letter, date stamped March 28, 2022.

Public –

No public comments have been received to date.

Staff Recommendation

Staff recommends approval of this application with the Conditions of Approval listed below.

Conditions of Approval

1. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to the issuance of a building permit, the applicant shall provide a revised site plan showing snow storage areas on the property at a minimum of one (1) square foot of snow storage area per every three (3) square feet of driveway area.
3. Prior to the issuance of a certificate of occupancy, the applicant shall reseed all disturbed areas with native grasses or wildflowers.

4. Pursuant to McCall City Code Section 3.16.08, design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Prepared By:



Brian Parker
City Planner

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received:
3-18-2022

Fees Paid:

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Development Agreement - \$500
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: RONALD L MILLA Email: RONJBH@YAHOO.COM

Mailing Address: 1280 CHRIS LANE, McCall Id 83638 Phone: (208) 271-1552

Property Owner 2 (If Applicable): Laurie A. Milla Email: Lauriemilla@yahoo.com

Mailing Address: 1280 CHRIS LANE, McCall, Id 83638 Phone: (208) 271-1586

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: RONALD L MILLA Email: RONJBH@YAHOO.COM

Mailing Address: 1280 CHRIS LANE, McCall Id 83638 Phone: (208) 271-1552

PROPERTY INFORMATION

Address(es) of Property: 1280 CHRIS LANE, McCall, Idaho Id. 83638

Legal Description of Property: _____

Zoning District of Property: _____ Project Sq. Footage (If Applicable): _____

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

Additional covered area for firewood, etc.
40' x 35'

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

The submittal items identified in the application info sheets are the minimum required materials for the City to accept applications. The City Planner may require additional information based on the specific circumstances of each application.

RONALD L MILLA

Property Owner 1

LORIE A MILLA

Property Owner 2 (If Applicable)

Agent/Authorized Representative

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

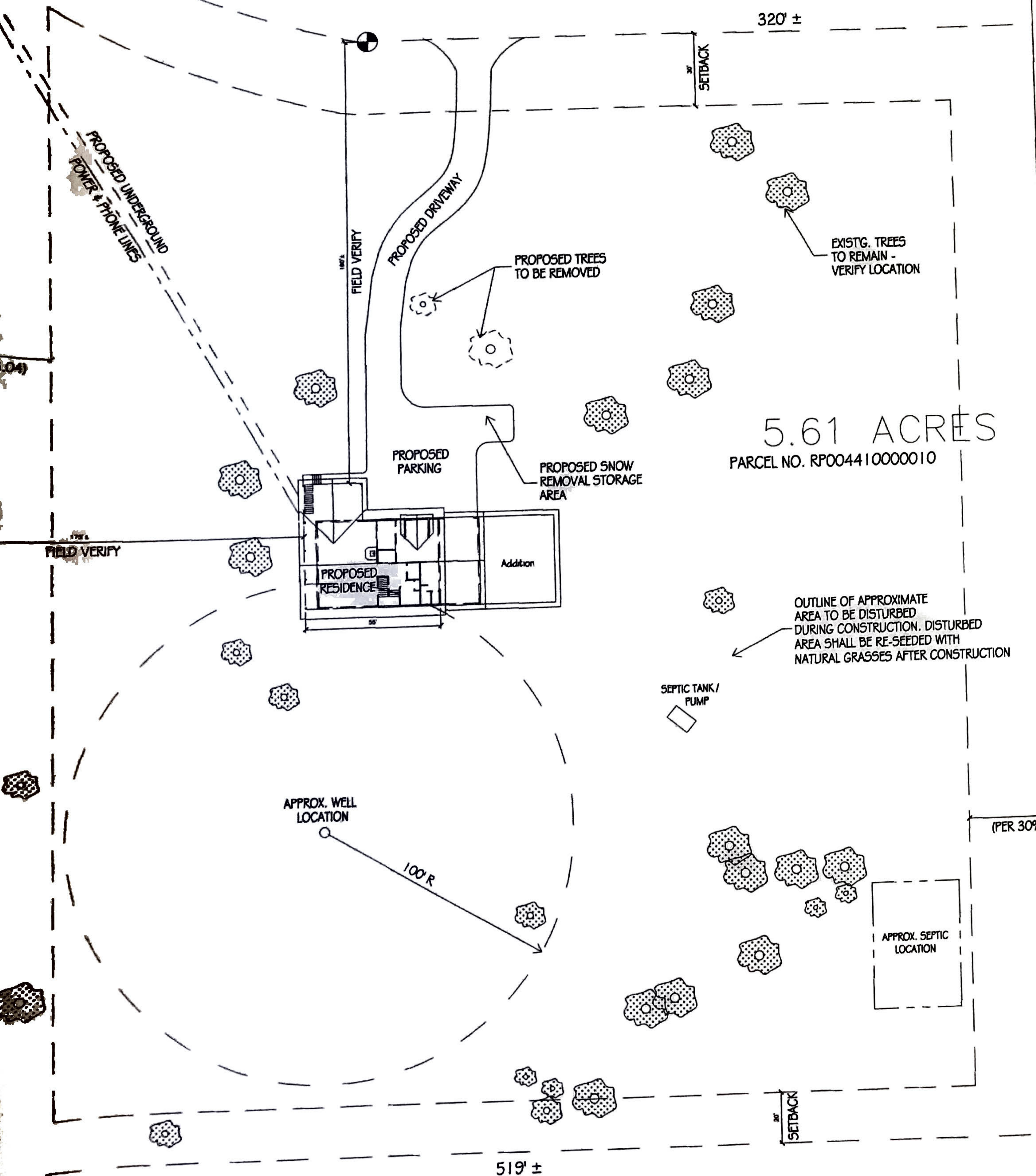
Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

CHRIS LANE

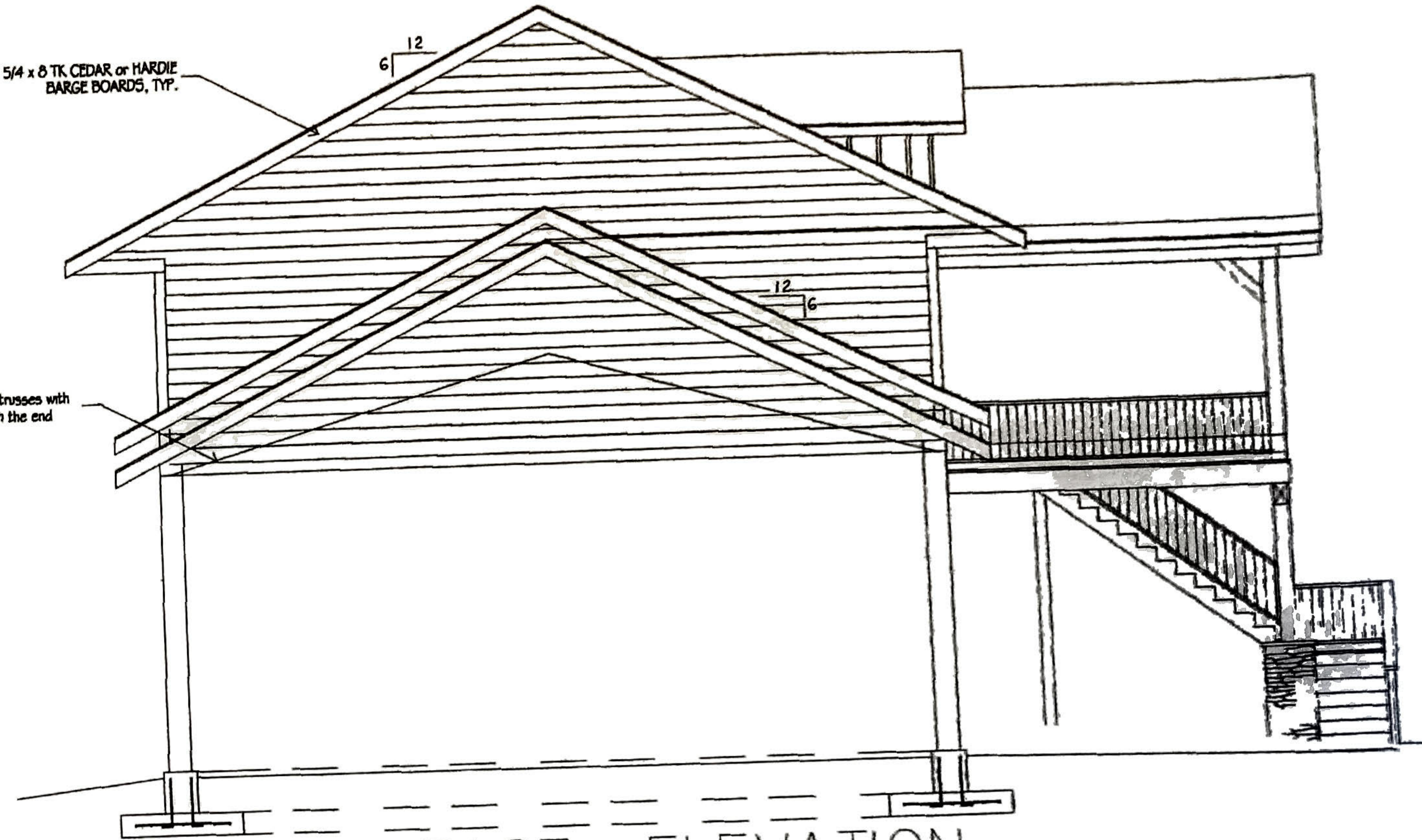
320' ±

257' ±



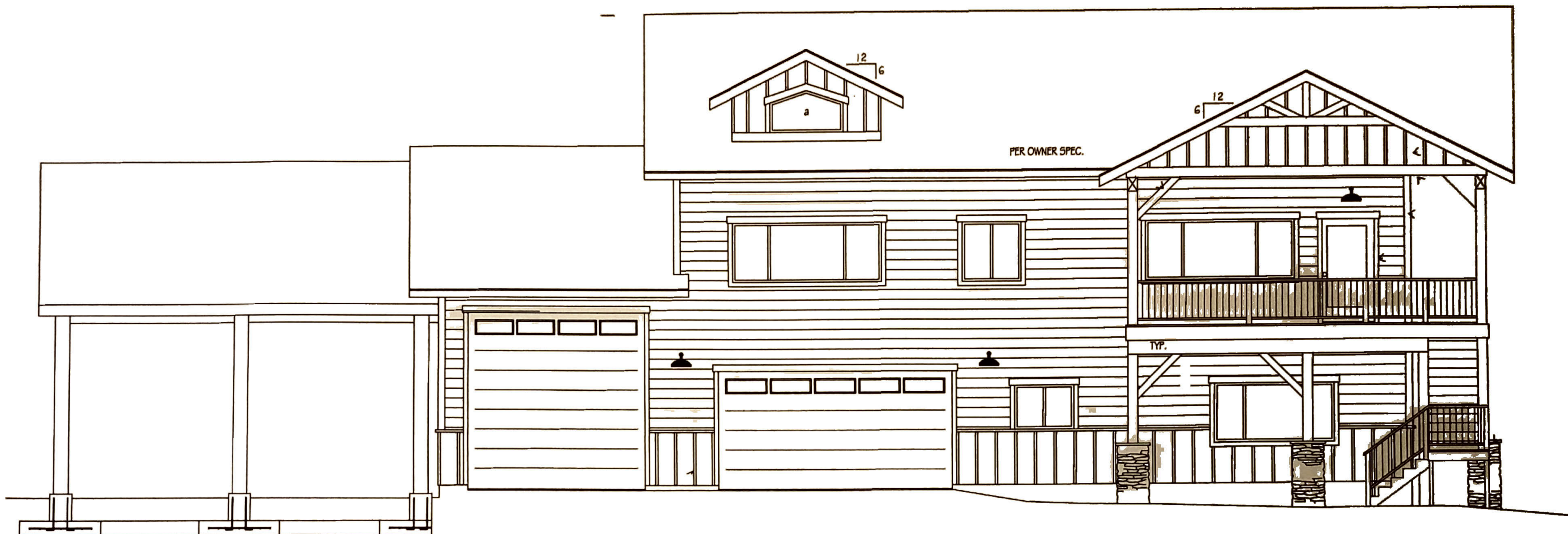
SITE PLAN
Scale: 1" = 30'-0"

5/4 x 8 TK CEDAR or HARDIE BARGE BOARDS, TYP.

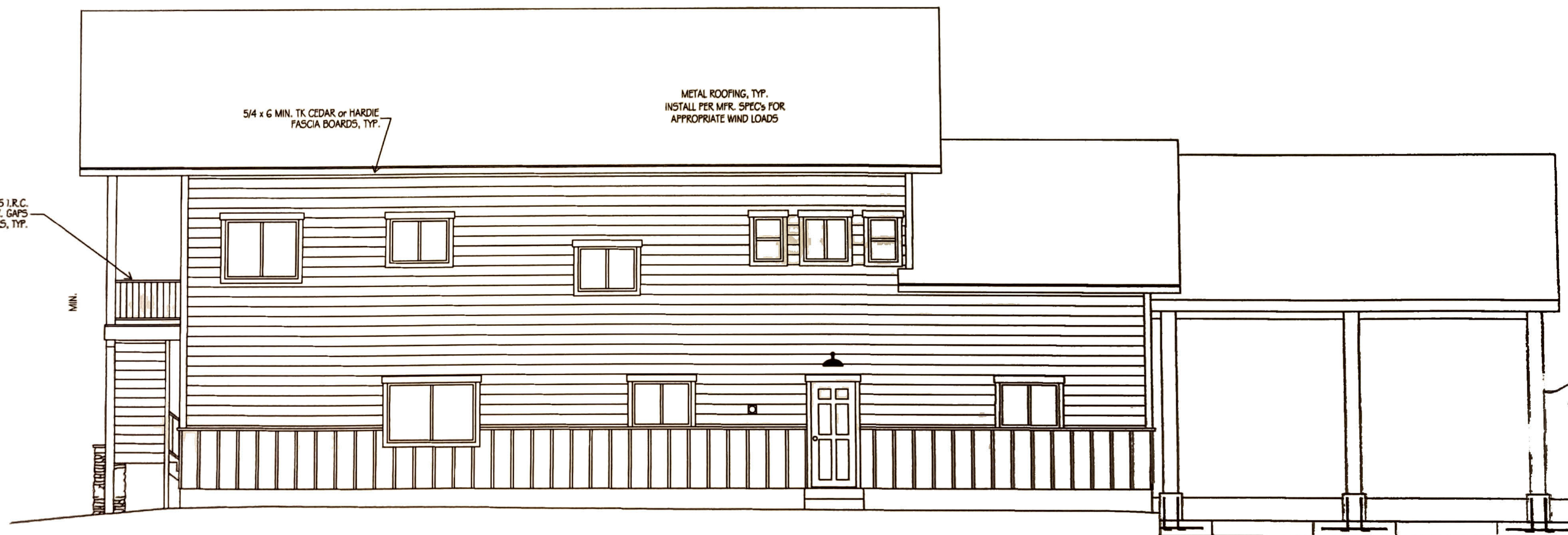


EAST ELEVATION
LEFT SIDE
Scale: 1/4" = 1'-0"





NORTH ELEVATION
REAR Scale: 1/4" = 1'-0"



SOUTH ELEVATION
REAR Scale: 1/4" = 1'-0"

GUARDRAIL PER 2015 I.R.C.
Sec. R312; 4" MAX. GAPS
BETWEEN MEMBERS, TYP.

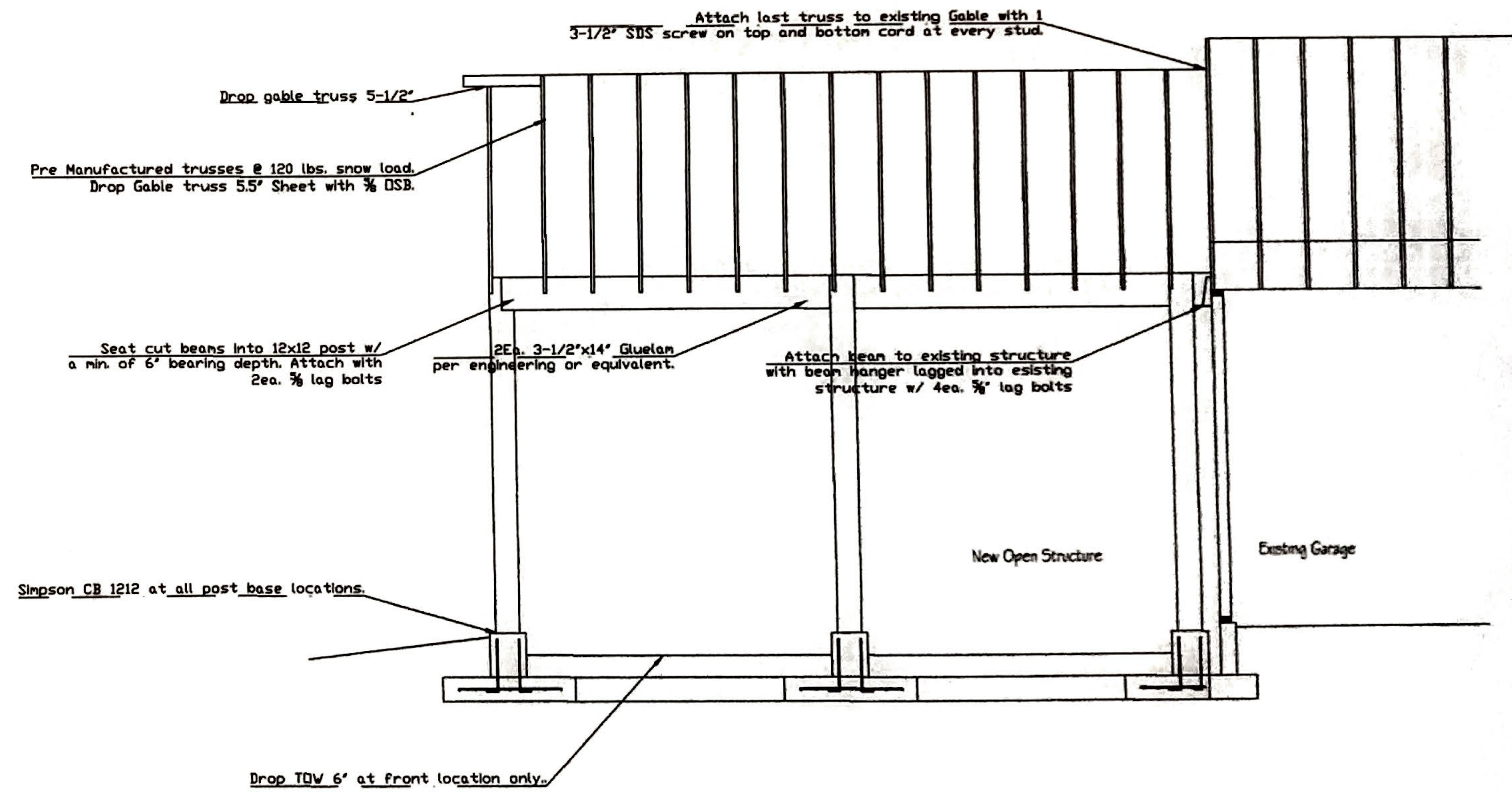
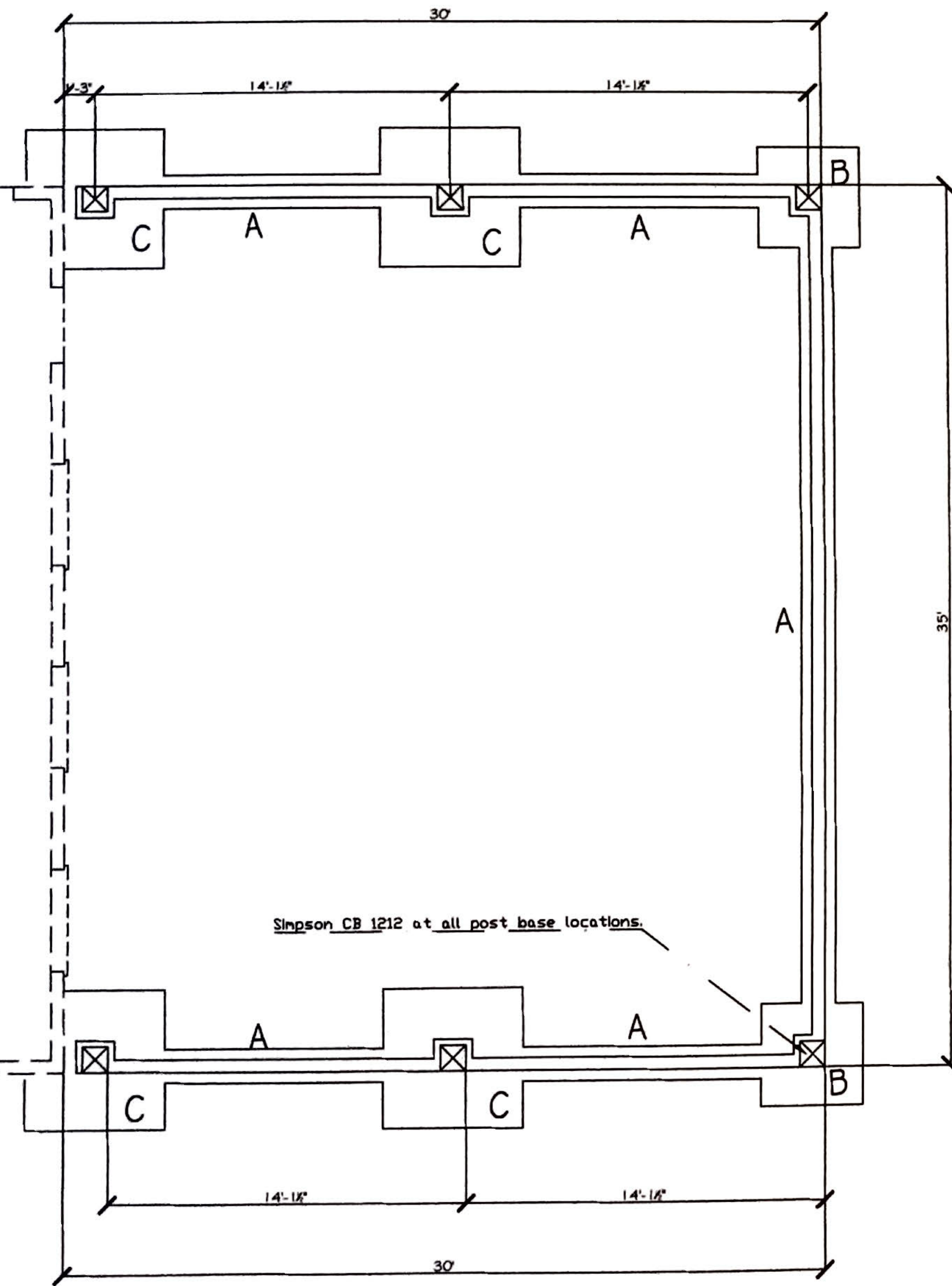
MIN.

5/4 x 6 MIN. TK CEDAR or HARDIE
FASCIA BOARDS, TYP.

METAL ROOFING, TYP.
INSTALL PER MFR. SPEC'S FOR
APPROPRIATE WIND LOADS



A	16"x10" continuous footing w/ 2 #4 bar continuous and #4 verts @ 48" o.c. w/ a 6"x22" continuous wall w/ 2 ea. #4 bar horiz.
B	48"x48"x10" footing w/ 4 #4 bar each way and 4 verts into a 15"x15" concrete column
C	66"x66"x10" footing w/ 5 #4 bar each way and 4 verts into a 15"x15" concrete column

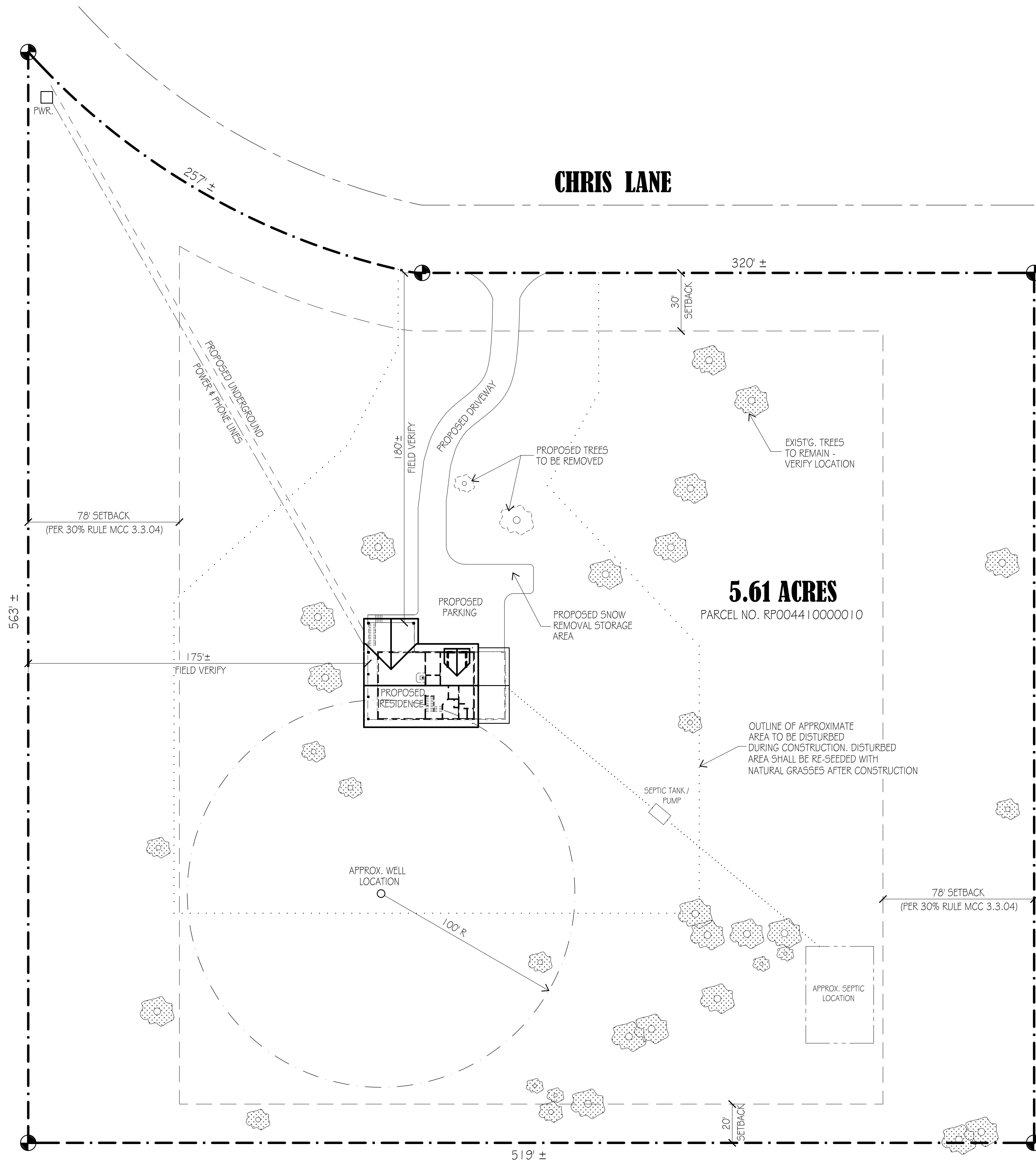


M. R. Baird
 M. R. BAIRD
 ARCHITECT
 NO. 1229
 STATE OF IDAHO
 3/15/2022

ALL FRAMING & CONSTRUCTION METHODS SHALL BE PER 2015 I.R.C. SPECIFICATIONS

2 DAYS PRIOR TO DIGGING, CALL 811 FOR UTILITY LOCATIONS

ALL DIMENSIONS SHALL BE FIELD VERIFIED

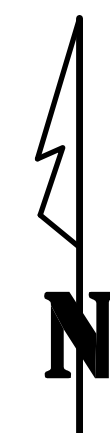


5.61 ACRES

PARCEL NO. RPO04410000010

SITE PLAN

Scale: 1" = 30'-0"



LOT COVERAGE CALCULATIONS

TOTAL LOT PERVIOUS AREAS	236,716 SF	97%
DRIVEWAY & PARKING (IMPERVIOUS)	4811 SF	} 3%
BUILDING FOOTPRINT (IMPERVIOUS)	2310 SF	
COVERED DECK AREAS (IMPERVIOUS)	535 SF	
TOTAL LOT AREA (5.61 ACRES)	244,372 ± SF	

REVISIONS	BY
0	2-24-20
	K.L.L.

PROJECT: PROPOSED RESIDENCE
 1280 CHRIS LANE
 McCall, ID 83638
 PREPARED FOR: RONALD MILLA (916) 799-2153
 17730 CROTHER HILLS RD. MEADOW VISTA, CA 95722

DRAFTING SOLUTIONS
 Kristel L. Loveland (208) 983-1418
 P.O. Box 233
 Stites, ID 83632

SITE PLAN	
Date	2-24-20
Scale	1" = 30'-0"
Drawn	K.L.L.
Job	17322
Sheet	1
Of 8 Sheets	

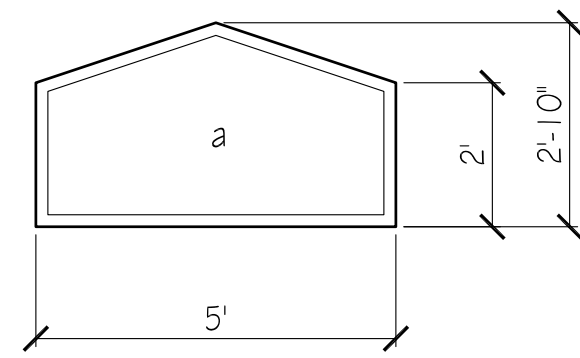
ALL FRAMING & CONSTRUCTION METHODS SHALL BE PER 2015 I.R.C. SPECIFICATIONS

ALL DIMENSIONS SHALL BE FIELD VERIFIED



WEST ELEVATION

RIGHT SIDE Scale: 1/4" = 1'-0"



DORMER WIN. DIM'S



NORTH ELEVATION

FRONT Scale: 1/4" = 1'-0"

REVISIONS	BY
0	1-18-20 K.L.L.

PROJECT: PROPOSED RESIDENCE

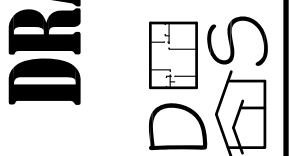
1280 CHRIS LANE
McCALL, ID 83636

PREPARED FOR: RONALD MILLA (916) 799-2153
17730 CROTHER HILLS RD. MEADOW VISTA, CA 95722

PROJECT:

PREPARED FOR:

DRAFTING SOLUTIONS
Krisdel L. Loveland (208) 983-1418
P.O. Box 233
States, ID 83632



ELEV'S

Date	1-18-20
Scale	1/4" = 1'-0"
Drawn	K.L.L.
Job	17322
Sheet	2

Of 8 Sheets

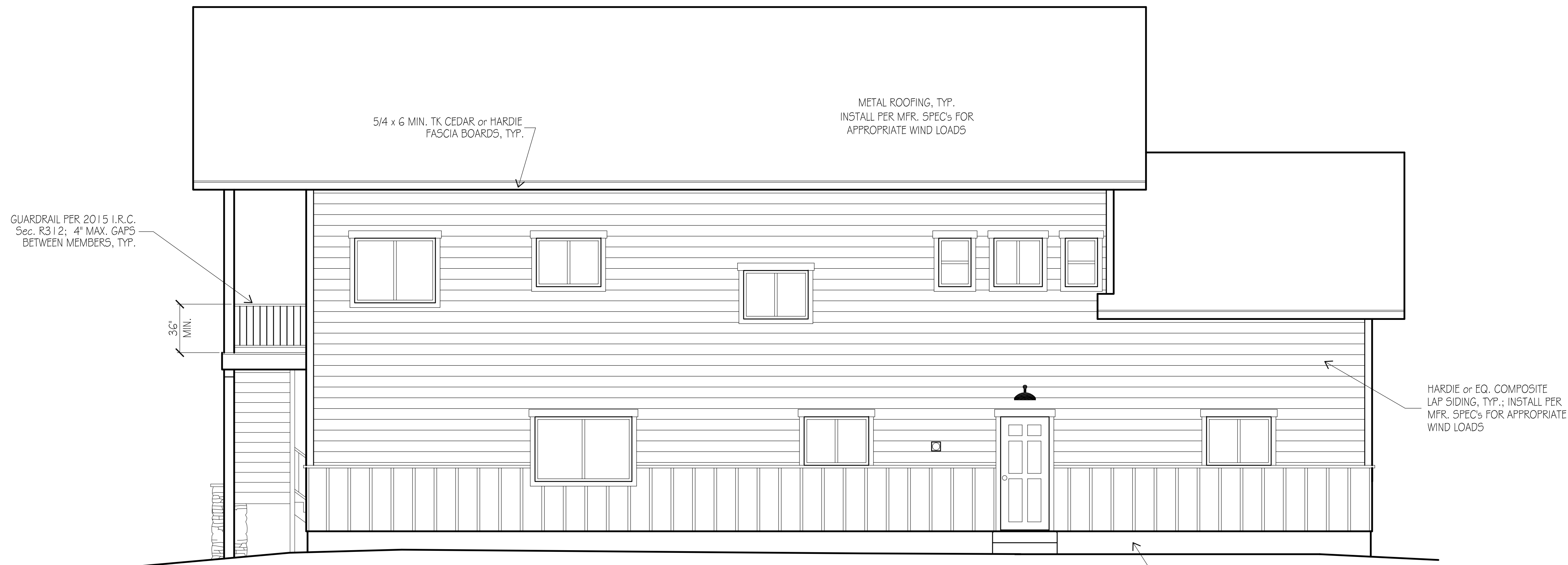
ALL FRAMING & CONSTRUCTION METHODS SHALL BE PER 2015 I.R.C. SPECIFICATIONS

ALL DIMENSIONS SHALL BE FIELD VERIFIED



EAST ELEVATION

LEFT SIDE Scale: 1/4" = 1'-0"



SOUTH ELEVATION

REAR Scale: 1/4" = 1'-0"

REVISIONS	BY
0	1-18-20 K.L.L.

PROJECT: PROPOSED RESIDENCE

1280 CHRIS LANE
McCALL, ID 83636

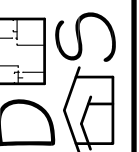
PREPARED FOR: RONALD MILLA (916) 799-2153
17730 CROTHER HILLS RD. MEADOW VISTA, CA 95722

PROJECT:

PREPARED FOR:

DRAFTING SOLUTIONS

Kristel L. Loveland (208) 983-1418
P.O. Box 233
Stites, ID 83652



ELEV's

Date: 1-18-20

Scale: 1/4" = 1'-0"

Drawn: K.L.L.

Job: 17322

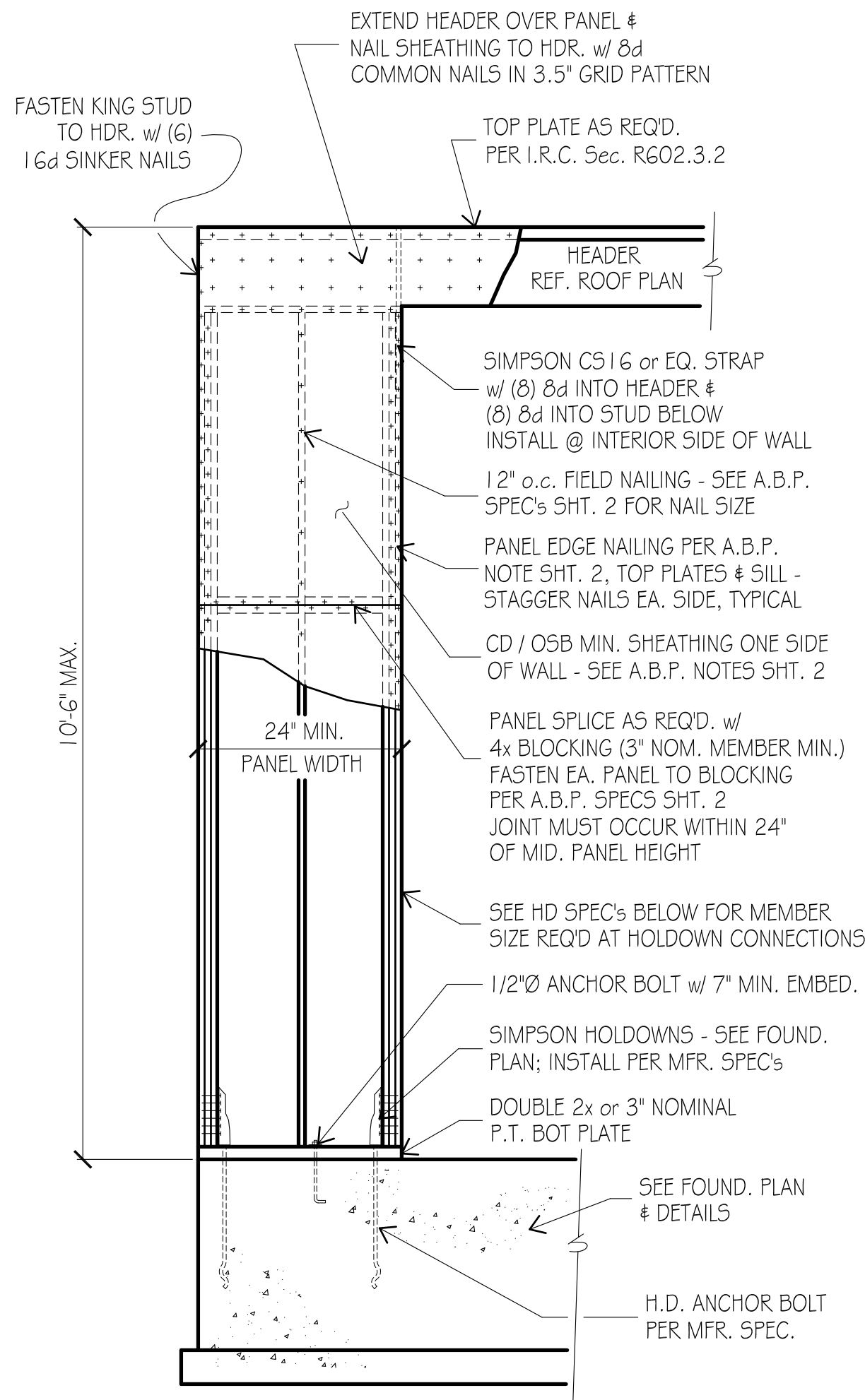
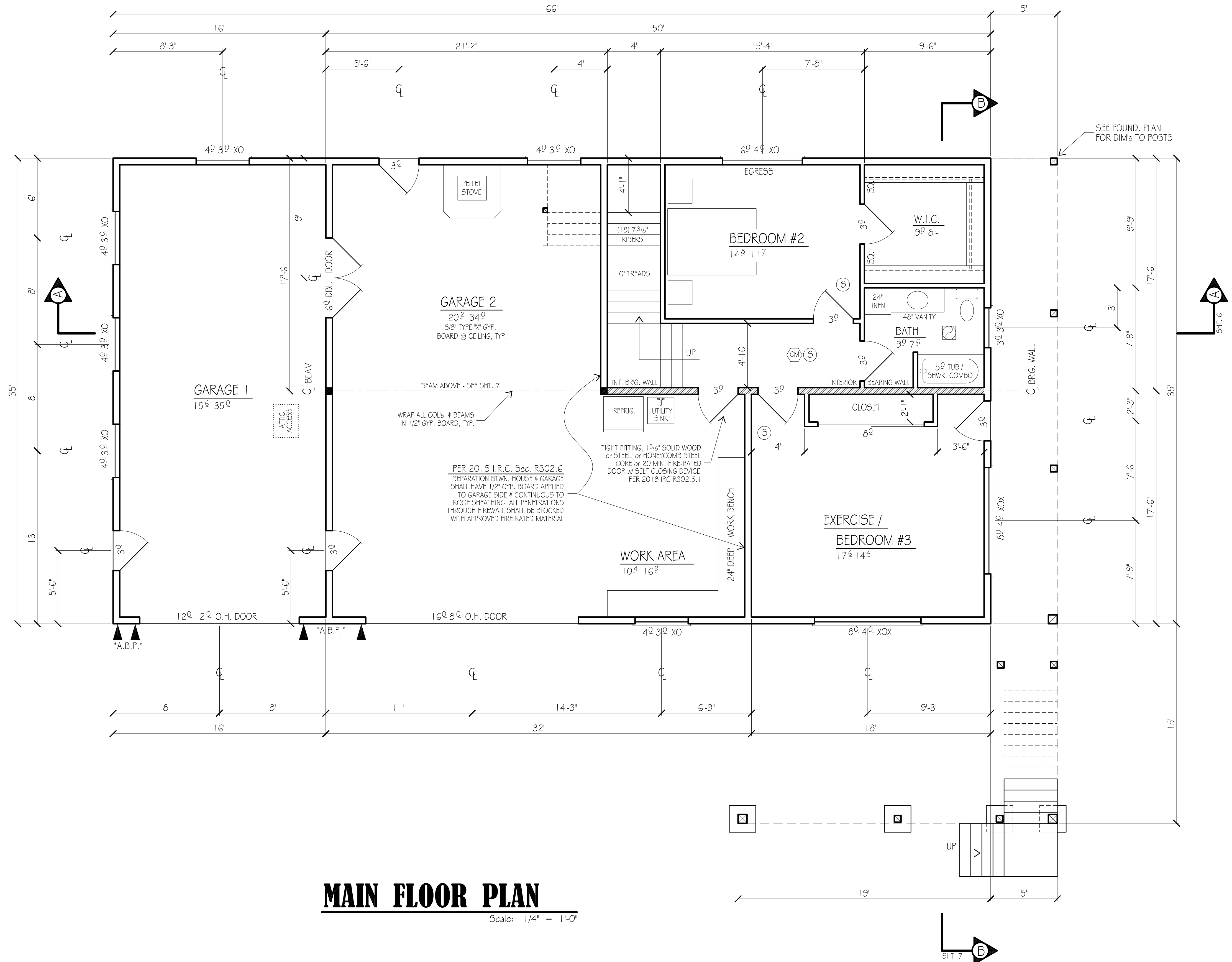
Sheet:

3

Of 8 Sheets

ALL FRAMING & CONSTRUCTION METHODS SHALL BE PER 2015 I.R.C. SPECIFICATIONS

ALL DIMENSIONS SHALL BE FIELD VERIFIED



MAIN FLOOR PLAN

Scale: 1/4" = 1'-0"

SQUARE FOOTAGE

MAIN FLR. LIVING	840 SF
UPPER FLR. LIVING	1750 SF
TOTAL LIVING SPACE	2590 SF
COV. DECKS / STEPS	564 SF
GARAGE	1470 SF

A.B.P. ALTERNATE BRACED PANEL:
15/32" CD/OSB ONE SIDE w/ 8d @ 3.5" o.c. EDGE & 12" o.c. FIELD NAILING; SILL PLATE SHALL BE (2) 2x or 3" NOM. MIN. PROVIDE BLOCKING @ PANEL EDGES - SEE DET. LEFT

▲ SIMPSON HDU5-5D52.5 or EQ. HOLDOWNS CONN. TO 3" MIN. WOOD MEMBER; USE 5/8" Ø 55TB20 ANCHOR BOLTS SEE ALTERNATE BRACED PANEL DET.

- ☐ FAN - VENT TO OUTSIDE PER VIAQ Sec. 302
NOTE: PROVIDE WHOLE HOUSE VENTILATION UTILIZING HEATING SYSTEM or AN APPROVED WHOLE HOUSE EXHAUST FAN AS REQUIRED BY THE PERMITTING AUTHORITY
- Ⓢ SMOKE DETECTOR w/ BATTERY BACK-UP PER 2015 IRC Sec. R314 COMPLYING w/ UL217 - INSTALL PER MFR. SPEC'S
- Ⓞ SINGLE STATION CARBON MONOXIDE ALARM PER 2015 I.R.C. Sec. R315 COMPLYING w/ UL 2034 - INSTALL PER MFR. SPEC'S

REVISIONS	BY
0	1-18-20
	K.L.L.

PROJECT: PROPOSED RESIDENCE
1280 CHRIS LANE
McCALL, ID 83638

PREPARED FOR: RONALD MILLA (916) 799-2153
17730 CROTHER HILLS RD. MEADOW VISTA, CA 95722

DRAFTING SOLUTIONS
Kristel L. Loveland (208) 983-1418
P.O. Box 233
States, ID 83652

MAIN FLOOR PLAN

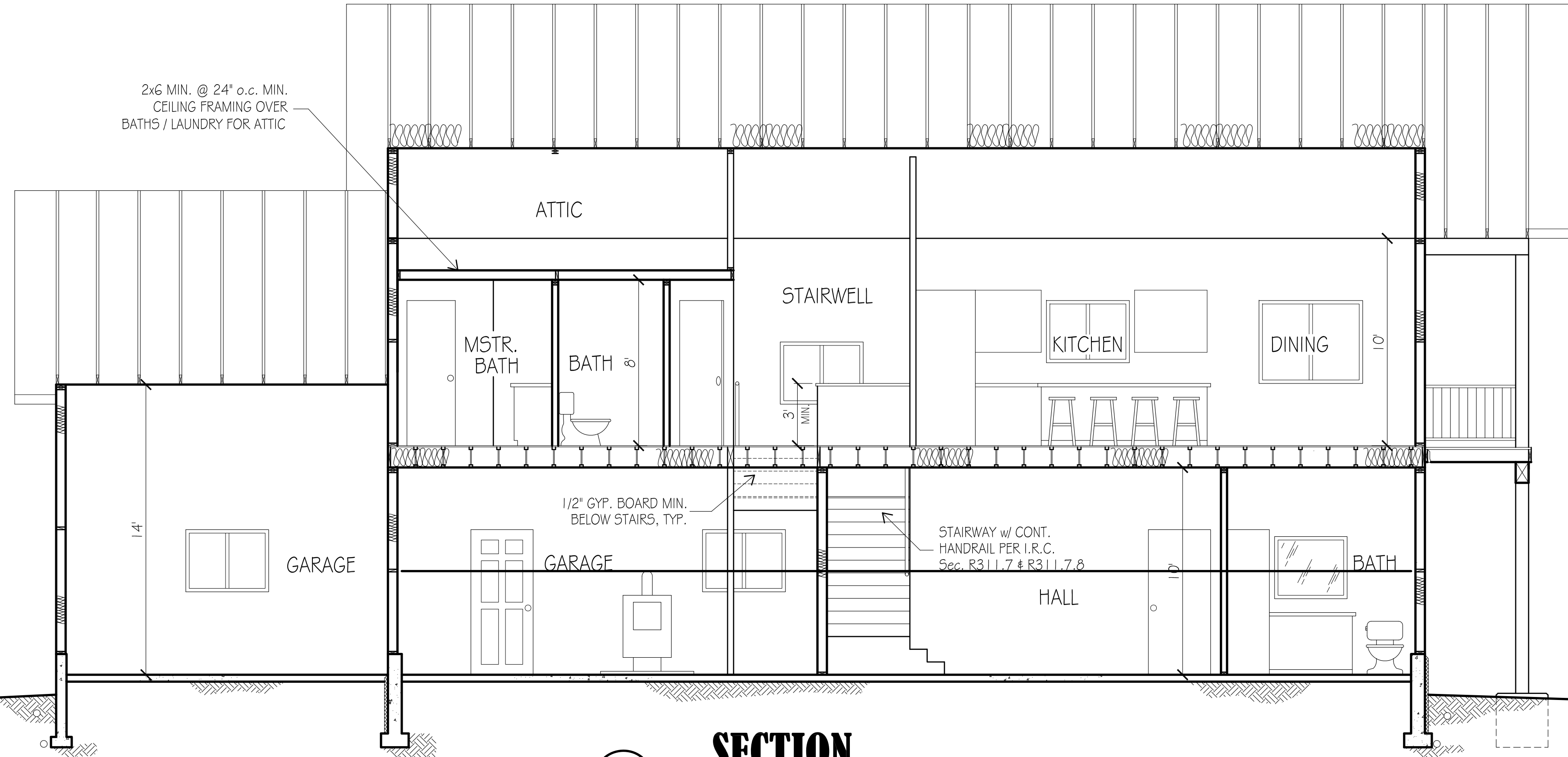
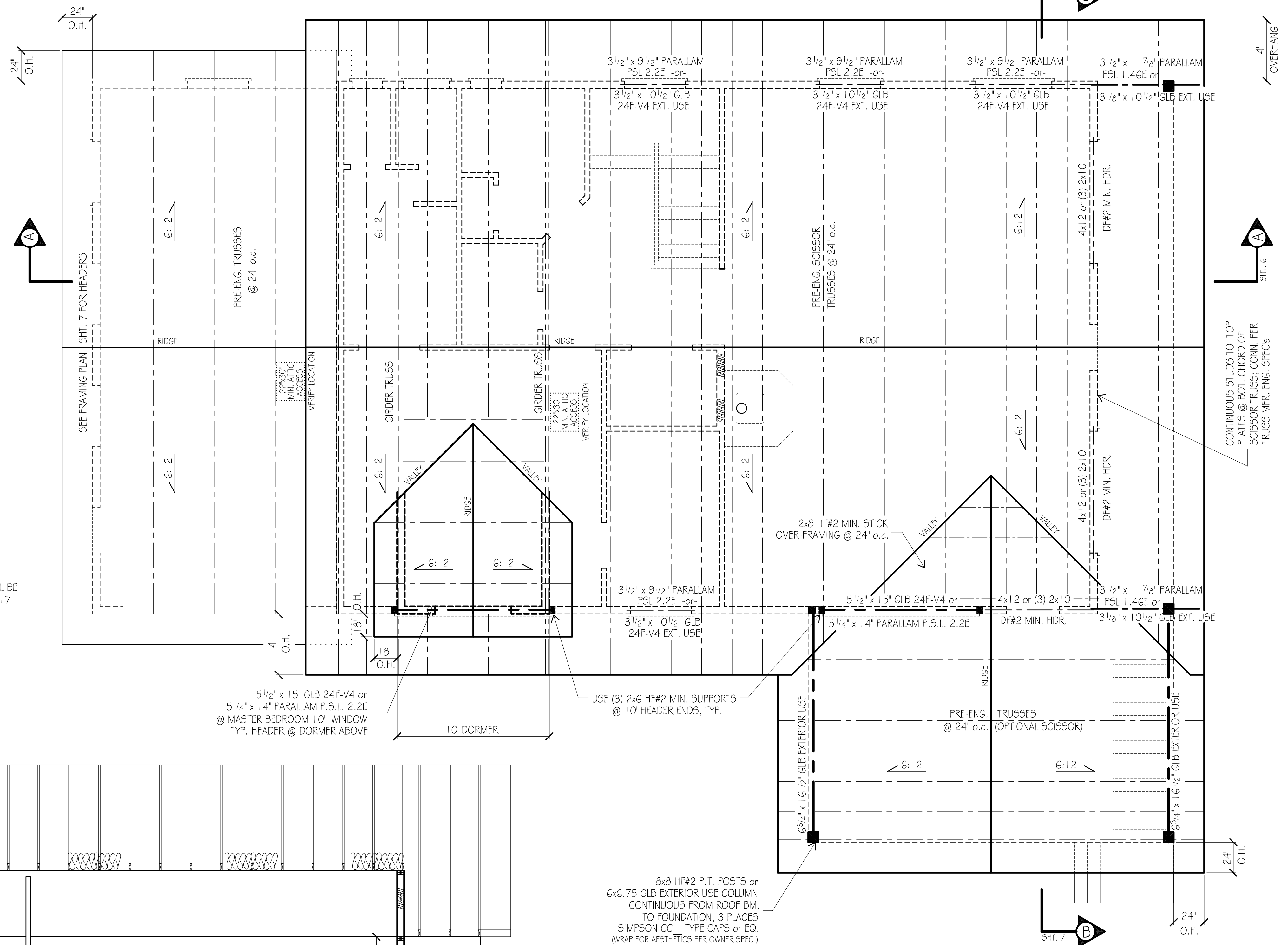
Date: 1-18-20
Scale: 1/4" = 1'-0"
Drawn: K.L.L.
Job: 17322
Sheet: 3
Of 8 Sheets

ALL FRAMING & CONSTRUCTION METHODS SHALL BE PER 2015 I.R.C. SPECIFICATIONS

ALL DIMENSIONS SHALL BE FIELD VERIFIED

NOTE:
 TYP. HEADERS SHALL BE 4x8 or (2) 2x10 HF#2 MIN., UNLESS NOTED OTHERWISE
 TYP. HEADER SUPPORTS SHALL BE (2) 2x6 HF#2, U.N.O.
 ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED PER IRC Sec. R317

ATTIC VENTILATION 2015 I.R.C. R806.2
 MIN. AREA REQ.:
 HIGH (CONT. RIDGE VENT, ROOF JACKS or GABLE VENTS) = 555 IN²
 LOW (BIRD BLOCKING or CONT. SOFFIT VENTS) = 555 IN²



ROOF FRAMING PLAN

Scale: 1/4" = 1'-0"

ROOF DESIGN SNOW LOAD = 120 psf

SECTION A
 Scale: 1/4" = 1'-0"

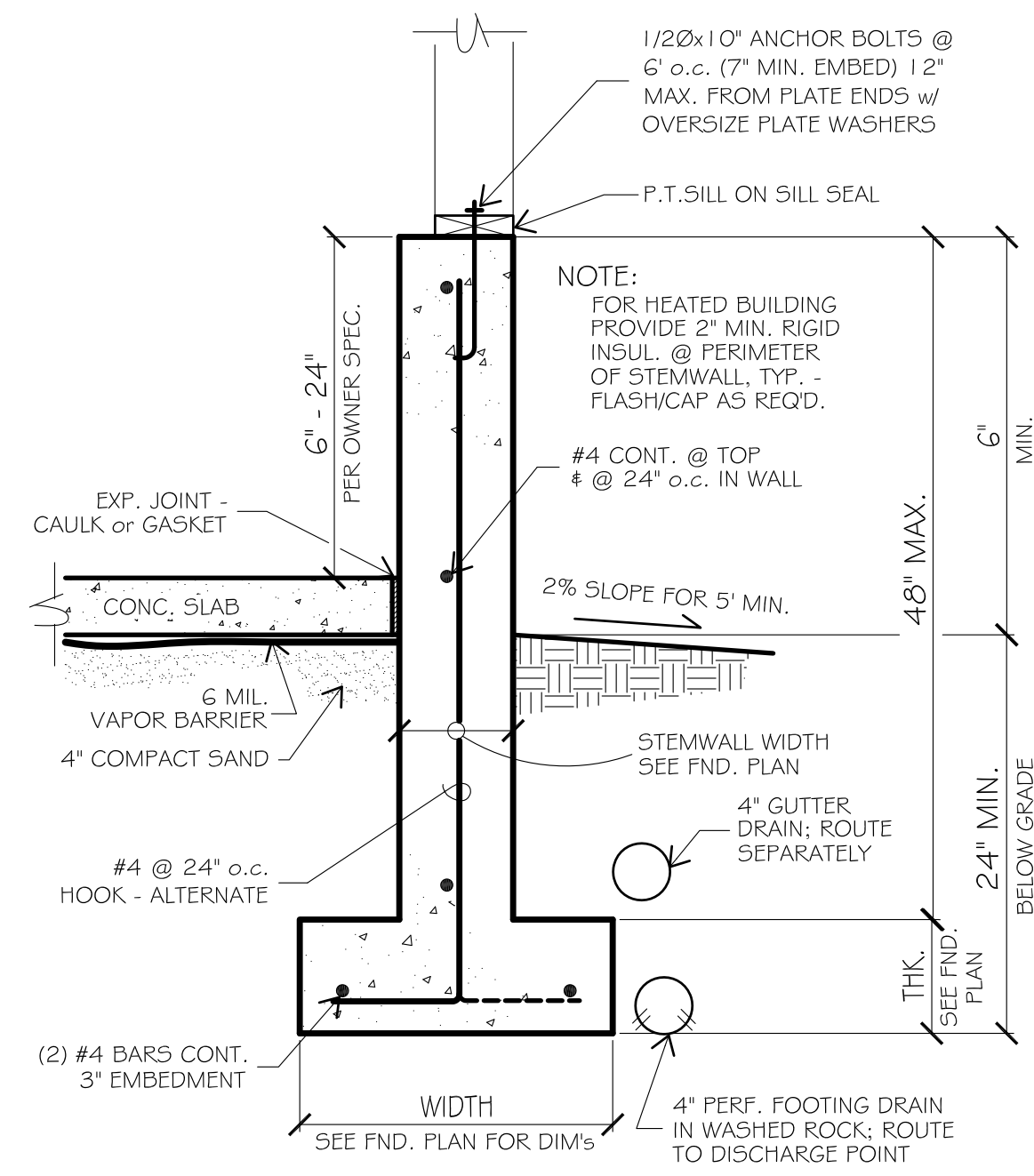
REVISIONS	BY
0	1-18-20
	K.L.L.

PROJECT: PROPOSED RESIDENCE
 1280 CHRIS LANE
 McCALL, ID 83636

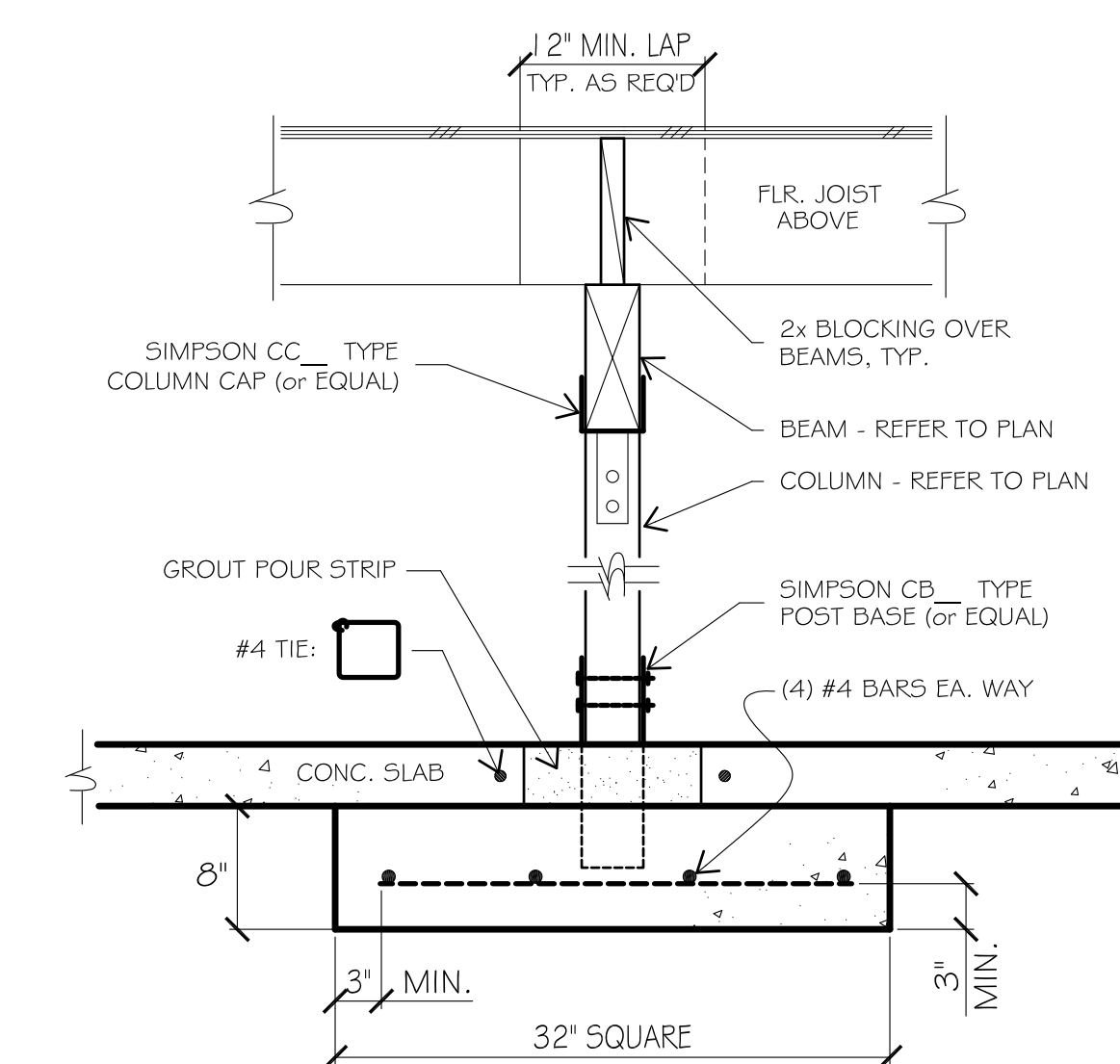
PREPARED FOR: RONALD MILLA (916) 799-2153
 17730 CROTHER HILLS RD. MEADOW VISTA, CA 95722

DRAFTING SOLUTIONS
 Kristel L. Loveland (208) 983-1418
 P.O. Box 233
 States, ID 83632

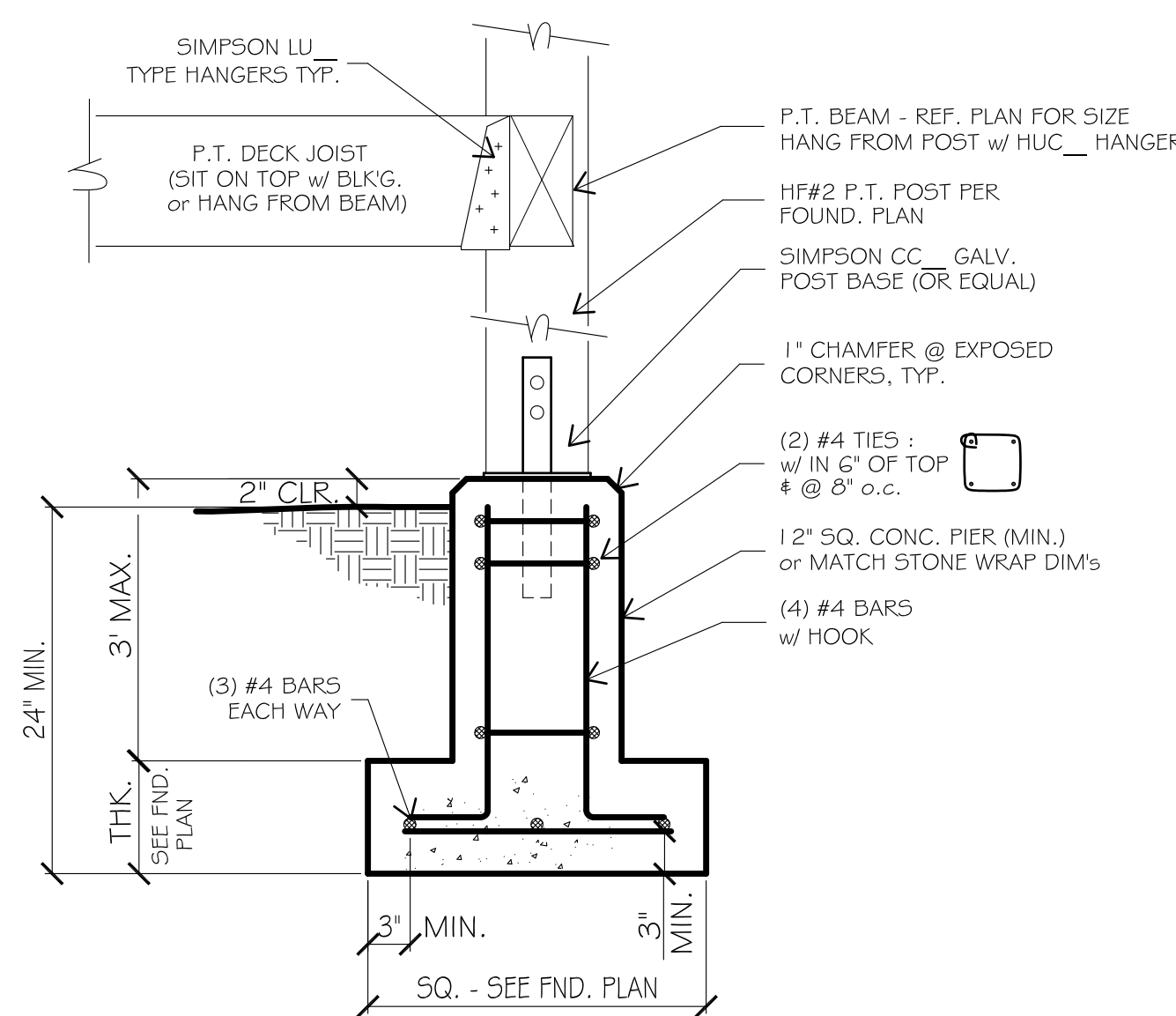
ROOF FRAMING & SECT.	
Date	1-18-20
Scale	1/4" = 1'-0"
Drawn	K.L.L.
Job	17322
Sheet	6
Of 8 Sheets	



DETAIL 1
TYPICAL FOUND. Scale: 1" = 1'-0"

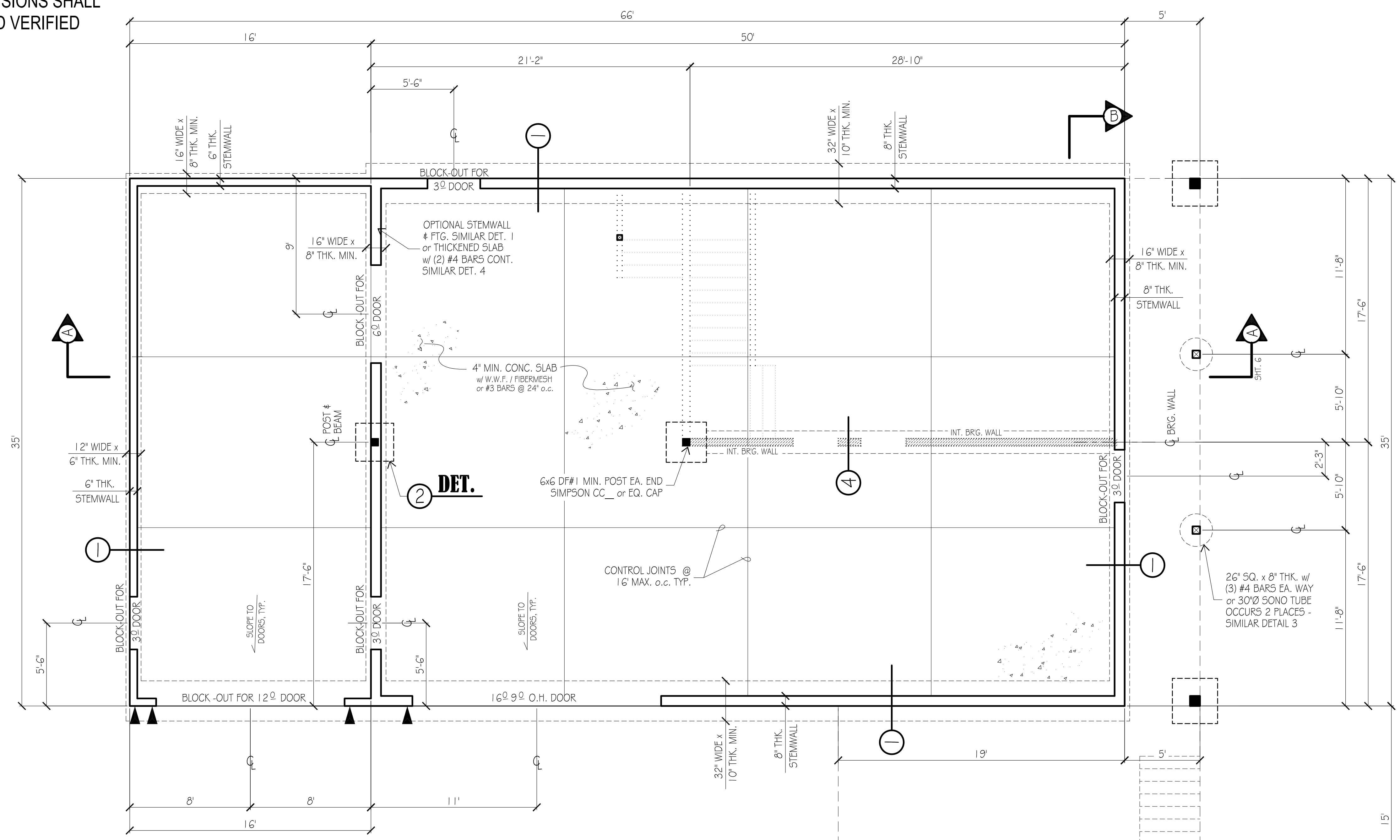


DETAIL 2
SPREAD FOOTING Scale: 1" = 1'-0"



DETAIL 3
SQUARE FTG. & PLINTH EXTERIOR POST FTG'S Scale: 1" = 1'-0"

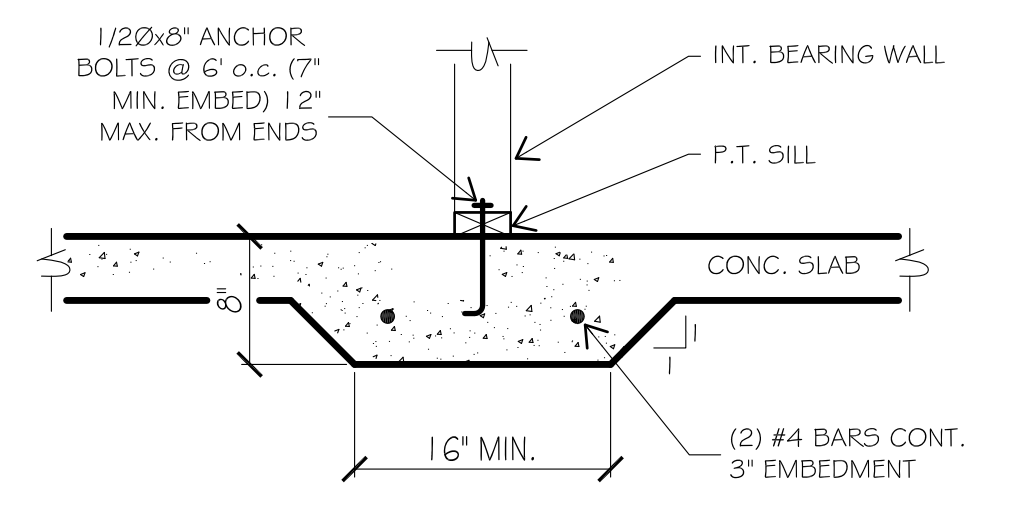
ALL DIMENSIONS SHALL BE FIELD VERIFIED



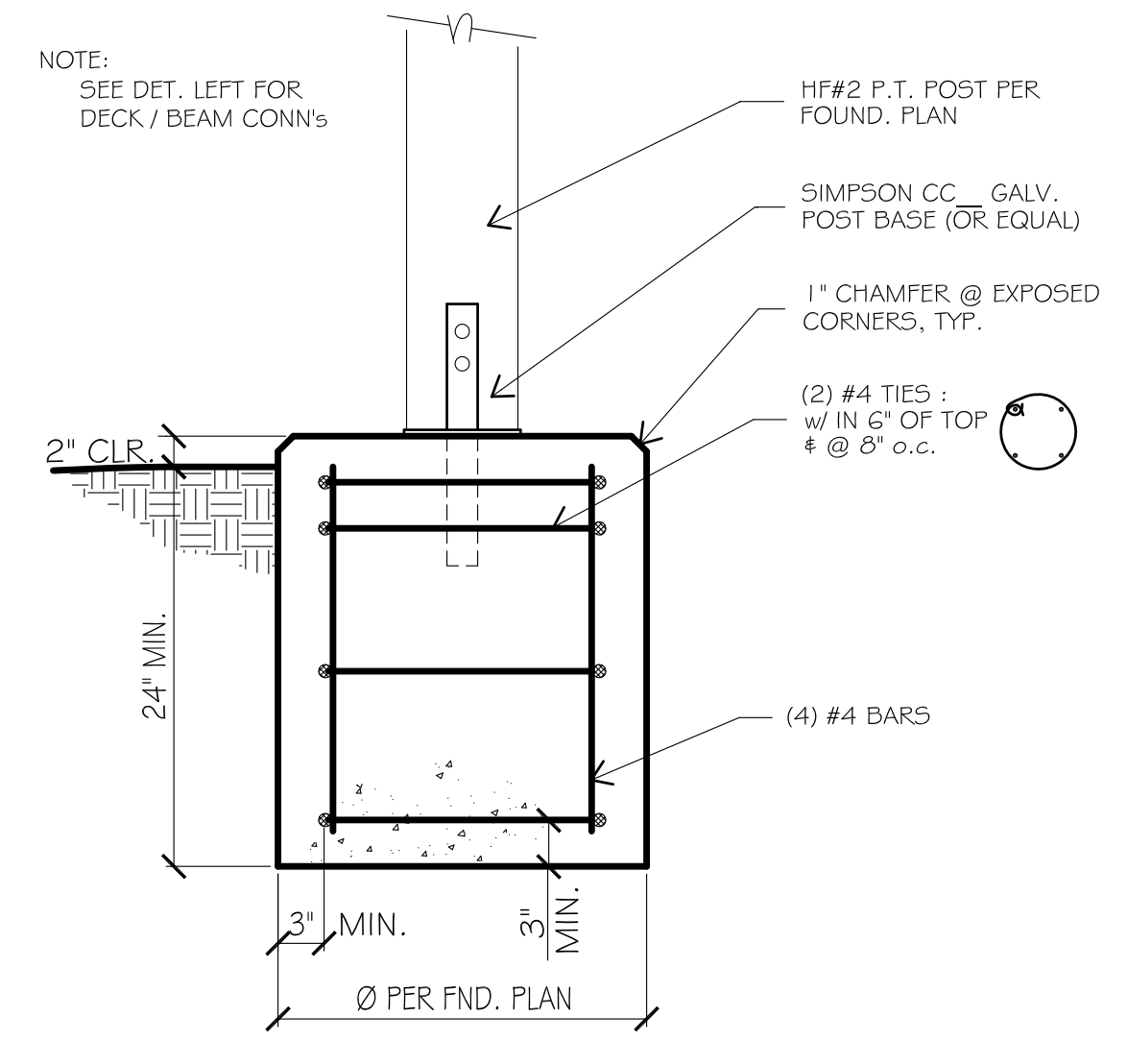
▲ SIMPSON HDU5-SD52.5 or EQ. HOLD-DOWNS CONN. TO 3" MIN. WOOD MEMBER; USE 5/8" Ø 55TB20 ANCHOR BOLTS SEE ALTERNATE BRACED PANEL DET.

FOUNDATION PLAN

Scale: 1/4" = 1'-0"



DETAIL 4
CONT. FOOTING Scale: 1" = 1'-0"



OPTIONAL SONO TUBE

ALL FRAMING & CONSTRUCTION METHODS SHALL BE PER 2015 I.R.C. SPECIFICATIONS

REVISIONS	BY
0	1-18-20
	K.L.L.

PROJECT: PROPOSED RESIDENCE
1280 CHRIS LANE
McCALL, ID 83638

PREPARED FOR: RONALD MILLA (916) 799-2153
17730 CROTHER HILLS RD. MEADOW VISTA, CA 95722

DRAFTING SOLUTIONS
Krisel L. Loveland (208) 983-1418
P.O. Box 233
States, ID 83652

FOUND. PLAN

Date	1-18-20
Scale	VARIES
Drawn	K.L.L.
Job	17322
Sheet	8

Of 8 Sheets

0001 - This is a placeholder for content of the organization. It is used to track the status of the project and to provide a central location for all project-related information.











Send from my iPhone

On Mar 24, 2022, at 11:51 AM, Meredith Todd <mertod@cityofpeoria.com> wrote:

Hi Kim,

Can you send me photos of the existing fence to include width for panel?

Thank you!

Meredith

Meredith Todd, MPA | Assistant City Planner
218 S Park Street | Peoria, IL 61602-1000
Direct: 309.693.0248 | Fax: 309.693.0238



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connected.
CodeRED
Keeping citizens informed.

Phone: 309.693.0248
Email: mertod@cityofpeoria.com
Web: www.cityofpeoria.com
Subject: Re: Board Connection?

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Send from my iPhone

On Mar 24, 2022, at 11:57 AM, Meredith Todd <mertod@cityofpeoria.com> wrote:

Hi Kim,

Please see the attached invoice for Planning & Zoning fees for the current area addition of 120' x 150'. I am not sure if you have any questions, but they would be in the attached invoice for review.

Thank you!

Meredith

Meredith Todd, MPA | Assistant City Planner
218 S Park Street | Peoria, IL 61602-1000
Direct: 309.693.0248 | Fax: 309.693.0238



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Send from my iPhone

On Mar 24, 2022, at 12:04 PM, Meredith Todd <mertod@cityofpeoria.com> wrote:

Hi Kim,

Thank you!

Meredith

Meredith Todd, MPA | Assistant City Planner
218 S Park Street | Peoria, IL 61602-1000
Direct: 309.693.0248 | Fax: 309.693.0238



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From: [Morgan Stroud](#)
To: ronjbh@yahoo.com
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: DR22-08 - 1280 Chris Lane - Engineering Review #1
Date: Thursday, April 14, 2022 8:45:18 AM
Attachments: [image001.png](#)

The City of McCall Public Works department has reviewed the documents that were provided for **DR22-08** and has the following comments and concerns:

1. It is not anticipated that the stormwater drainage will alter much or affect neighboring properties taking into account the size of this project in relation to the size of the parcel. A formal stormwater management plan and report will not be needed with this project. A stormwater application will need to be filled out and submitted back to me.
 - a. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>

Please let me know if you have any questions about the comments above.

Thank you,



Morgan Stroud, E.I.T.
Staff Engineer
(D) 208.634.3458
(C) 208.315.2299
www.mccall.id.us/engineering

RECEIVED

By Brian Parker at 3:33 pm, Mar 28, 2022



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # DR-22-08

Preliminary / Final / Short Plat _____

Section 8
1280 Chris Lane

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center

14. Applicant will need to submit an Accessory use Authorization Application to CDH.

Reviewed By: [Signature]
Date: 3, 28, 22



City of McCall
COMMUNITY
DEVELOPMENT

DR-22-10 (ACTION ITEM)

**607 Lick Creek Rd
Amy Holm for Rick & Laurie Farmer**

May 17, 2022

Public Hearing

McCall Area Planning & Zoning Commission

Staff Report

DR-22-10

607 Lick Creek Road

May 17, 2021

Applicant: Rick Farmer
Representative: Amy Holm
Application: Design Review
Zoning District: R4 – Low Density Residential
Jurisdictional Area: City Limits

Description

An application for Design Review for a Shared Parking Plan and License Agreement with 600/602 Lick Creek Road in order to meet the McCall Parking Requirements for a single-family home, not currently met at 607 Lick Creek Rd.

Staff Analysis

Project Information

Zoning District: R4 – Low Density Residential

Comprehensive Plan Designation: Low Density Residential

Project Acreage: 0.11-acres (4,866 square-feet)

Proposed Use: Off site parking to facilitate the expansion of an existing single-family residence

Dimensional Standards:

	Proposed	Required*
Front Setback	10-feet	10-feet
Rear Setback	5-feet**	10-feet
East Side Yard Setbacks	5-feet	5-feet
West Side Yard Setbacks	5-feet	5-feet
Lot Coverage	2,302 square-feet (95% of allowed)	2,433 square-feet (50% of total)
Snow Storage	285 square-feet	Greater than 233 square-feet
Building Height	29-feet	35-feet

* Lot is existing, nonconforming for the R4 zone. Setbacks based on nearest zone to lot size (R16).

**To existing structure. No modification to structure is proposed.

Code Sections of Interest

- McCall City Code Section 2-3-030(C): Expiration, Suspension, and Revocation of Permits
 Revocation: A building permit, issued by mistake, issued on the basis of incorrect information supplied, or issued in violation of any statute, regulation, or provision of the McCall Area Code, if not already void under the terms of the Uniform Building Code, may be suspended or revoked by written notice to the permittee.
- McCall City Code Section 3.2.02: Meanings of Terms or Words
 ACCESSORY USE, BUILDING, OR STRUCTURE: A use, building, or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use, building, or structure. An accessory structure is outside the building roofline of the principal residence.

 DWELLING, MULTI-FAMILY: A dwelling consisting of three (3) or more dwelling units including townhouses, condominiums, and apartments, with varying arrangements of entrances.

 DWELLING UNIT: Living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing and toilet facilities, of a size and configuration suitable for use by only one family and its household employees; when considered in the context of enforcement of restrictions, any space so used.

 DWELLING UNIT, ACCESSORY: A residential dwelling located on the same property as a principal dwelling unit either within or attached to the principal residence or in a detached structure that provides basic Building Code requirements for sleeping, eating, cooking and sanitation.

PARKING AREA: An area reserved for the parking of vehicles consisting of one, or more, parking spaces.

PARKING, ON SITE: The area off of any public or private street, access easement or alley used for the transient storage, with appropriate dimensions, of passenger vehicles, parking stalls, access drives and aisles.

PARKING SPACE, OFF STREET: A space designed and designated for the parking of vehicles located totally outside of the right of way of any street or alley, together with properly designed access to a public street or alley, and maneuvering room.

STREET: A right of way which provides vehicular and pedestrian access to adjacent properties. The term "street" also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, and other such terms. Streets are classified as follows (where an existing street has less than the below indicated width of right of way, such fact shall not deprive it of the status of "street", but shall instead evidence city policy for lawful acquisition of right of way in the fullness of time). Streets are designated in title VIII, "Public Ways And Property", of this code.

(H) **Alley Or Alleyway:** A minor way which is used primarily for vehicular service access to the rear or side or properties also abutting on a street.

- McCall City Code Section 3.3.09(C): Residential Zone Design Review Standards
Residential Design Standards:

1. **Building Scale:** The building shall be in scale with the site conditions and surrounding structures. Appropriate scale can be accomplished through the following:

- a. The principal structure on the site is the dominant element.
- b. Building massing and scale is responsive to the site conditions, including views through and of the site, and existing vegetation. Development that is designed to complement rather than dominate the natural landscape.
- c. Variations in wall planes and roof lines are incorporated to minimize the apparent scale of the building.
- d. Porches, balconies, decks and terraces that strengthen the residential scale and character of the building.

2. **Building Design:** Building designs shall enhance and/or continue the styles found in the McCall area with allowance for new interpretations of historic details. Local natural building materials, roof overhangs, covered porches and entrances, simplicity of design, and segmented windows are elements of the McCall style. Building designs that are in keeping with the McCall style include the following:

- a. Materials:
 - i. Natural looking exterior materials looking siding and decking materials that resist heat and flames, including: composite decking, cement, plaster, stucco, masonry (such as stone brick or blocks) and fiber-cement siding, soffit, and trim products.
 - ii. Use of stones that convey the appearance of a structural element rather than a veneer facing.
 - iii. Metal when used in combination with natural materials.
- b. Roofs:
 - i. Roofs that compliment and respond to the mountain setting and heavy snow environment.
 - ii. Hipped, pitched, shed and gabled roofs.
 - iii. Roofs designed to prevent snow or ice from shedding directly onto a pedestrian walkway, access or adjacent property.
 - iv. Class A fire rated roof assemblies.
- c. Exterior Color:
 - i. Exterior wall colors that tend toward earthy warm hues, with accent colors kept to a minimum of two (2) and used to highlight entrances.
 - ii. No harshly contrasted color combinations, brilliant, luminescent or day-glow colors on exterior finishes.
- d. No blank walls shall face street frontages, including blank or unarticulated garage doors.
- e. Decks and balconies shall be designed to handle snow and drift loads including snow shedding from roof overhangs above.
- McCall City Code Section 3.8.06(A)-(D): Parking Provisions, Driveways and Loading Areas:
 - (A) Parking And Loading Spaces Required: No building or structure shall be erected, nor any residential use changed to commercial, business park or industrial use, unless maintained off street parking and loading spaces have been provided in accordance with the provisions of this chapter. Even where the new use involves no additions or enlargements, there shall be provided as many such spaces as may be required by this chapter.
 - (B) Altered Or Enlarged Building, Compliance With Current Provisions: No building or structure shall be substantially altered, added to or enlarged, or its use changed permanently

unless there is provided as many such spaces as may be required by this title with respect to the square footage as to which alteration, addition, enlargement, or change of use has occurred.

(C) Surfacing Requirements: Parking and/or storage of otherwise legal and licensed vehicles of any kind, except upon properly surfaced and approved driveways or parking aprons, is prohibited. Parking of such vehicles on lawns, patios, garden area, or naturally wooded terrain is expressly forbidden at any time, except in an emergency such as fire, flood, earthquake, etc., or to facilitate approved construction work.

(D) Location Of Parking Spaces: The following regulations shall govern the location of off street parking spaces and areas:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve.

2. Parking spaces for commercial, business park, or institutional uses shall be located not more than three hundred feet (300') from the principal use and shall be located behind or beside the use, except in the CBD, where parking spaces shall be located not more than one thousand feet (1,000') from the principal use and shall be located behind or beside the use.

3. Parking spaces for apartments, condominiums or similar residential uses shall be located not more than two hundred feet (200') from the principal use on the same developed property.

4. In all zones, if a new single-family residential structure is built without a garage, space shall be provided for the lawful addition of future covered parking.

5. No parking lot pavement edge for a commercial or industrial use may be located closer than five feet (5') from the right-of-way of a public street unless approved by the Public Works Director.

- McCall City Code Section 3.8.061(D)(3): Parking and Internal Circulation Development Standards:
 3. Parking design that uses the street frontage as the access for an individual parking stall is prohibited.

- McCall City Code Section 3.8.062(A): Off Street Parking:
(A) Dimensions:

If parking is at:	45 Degrees	60 Degrees	90 Degrees	Parallel
Then the:	Shall be:			
Width of parking ¹	13 feet	10 feet	9 feet ²	9 feet

Length of parking space	15 feet	18 feet	18 feet ²	23 feet
Width of driveway aisle	13 feet	17 feet	20 feet	12 feet

- McCall City Code Section 3.8.062(C): Off Street Parking:

Table 3.8.062 indicates that two (2) off-street parking spaces are required per single-family dwelling.

- McCall City Code Section 3.8.064(B)-(C): Driveways:

(B) Driveway Width Standards: Unless authorized by the Public Works Director due to safety and traffic conditions, driveways widths shall be as follows:

1. For a single-family dwelling unit and development in the CBD, driveways shall provide a minimum unobstructed width of twelve feet (12'), and a maximum width of twenty feet (20').
2. For multi-family dwelling units and in the CC, NC, I, BP, AP, and CV zones, driveways shall provide a minimum unobstructed width of fourteen feet (14'), and a maximum width of thirty feet (30').

(C) Driveway Design:

1. The maximum grade permitted shall be ten percent (10%) where a private driveway abuts a public or private street but must include a five foot (5') wide landing to the street with a maximum grade of six percent (6%). Upon an administrative approval and in consultation with the McCall Fire Protection District, exceptions may be granted based on topographic constraints.
2. Residential driveways may provide access to more than one residential lot with adherence to these standards:
 - a. For lots of ten thousand (10,000) square feet or greater: two (2) residential lots.
 - b. For lots less than ten thousand (10,000) square feet in area: five (5) residential lots.
 - c. Driveways serving more than one residential lot shall be limited to a maximum length of one hundred feet (100').
3. Driveways shall be setback five feet (5') from the property line and ten feet (10') between driveways or a distance determined by the Public Works Director to accommodate city snowplow operations.
4. Only one (1) driveway access shall be allowed for each residential lot or parcel, unless approved by the Administrator.

- McCall City Code Section 3.8.15: Snow Storage and Drainage:

(A) Where snow removal and storage may pose a problem to traffic circulation or reduce the amount of adequate parking for winter business, the developer of the property shall designate a snow storage area and remove snow as necessary.

(B) Required Area: Snow storage areas not less than thirty-three percent (33%) of the parking, sidewalk and driveway areas shall be incorporated into the site design.

(C) Location:

1. Snow storage may only use landscape areas that are planted with salt tolerant and resilient plant materials that can tolerate the weight of stacked snow.
2. Snow storage may use up to thirty-three percent (33%) of the required parking areas.
3. Snow storage areas shall be located to avoid piling of snow against existing significant trees.

(D) See also the requirements of sections 3.3.041 and 9.3.08 of this code.

- McCall City Code Section 3.11.05: Nonconforming Structure:

(A) A structure that is nonconforming by reason of restrictions on area, lot coverage, height, yards, location on the lot, or other requirements concerning the structure, such non-conformities may be continued so long as the structure remains otherwise lawful, subject to the following provisions:

1. No nonconforming structure may be enlarged or altered in a way which increases the nonconformity including volume, but any structure or portion may be altered to decrease its nonconformity.
2. Should a nonconforming structure or nonconforming portion of structure be damaged by any means to an extent of more than fifty percent (50%) of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this title. The term "damage" includes natural or accidental events, such as fire, flood, lightning, or fallen snow or tree, but does not include incidental harm or intentional demolition by the owner to a structure. The owner of such structure may repair or reconstruct the same structure, on the same footprint, and in the process may alter it to decrease its nonconformity, so long as:
 - (a) Within eighteen (18) months after the date of such damage or destruction, the owner commences such repair or reconstruction, and diligently prosecutes the work to completion in accord with then applicable Building Codes; and
 - (b) No other nonconforming structure was constructed on that site during the eighteen (18) month period.
3. When a nonconforming structure is moved for any reason over any distance, it shall conform to the regulations for the zone to which it is moved.
4. A nonconforming structure may be enlarged, so long as the addition to the structure conforms to all the requirements of the zone with the exception as stated in subsection 3.11.07(A) of this chapter.

- McCall City Code Section 3.11.06: Nonconforming Development:

(A) In any zone in which single-family dwellings are permitted, notwithstanding limitations imposed by this title, a single-family dwelling and customary accessory buildings may be erected on any lot that was of record on the effective date of the applicable regulations, provided:

1. Setback and lot coverage requirements applicable to those nonconforming lots of record shall be those of the zone with the largest lot area requirement within which the lot would be conforming.
 2. A lot which fails to be conforming in any zone shall maintain a front yard setback of twenty feet (20'), side yard setback of five feet (5'), rear yard setback of five feet (5'), and maximum lot coverage of fifty percent (50%).
- (B) A development that is not in accord with the standards for development such as off street parking, off street loading, lighting, lot coverage or landscaping shall be restricted in expansion of uses or structures associated with the development until the nonconforming development standards have been mitigated as determined by the Planning and Zoning Commission. Change shall be permitted in the direction of conformity to these requirements.
- McCall City Code Section 3.16.07: Design Review Criteria:
The commission or administrator shall determine the following before approval is given:
 - (A) The project is in general conformance with the comprehensive plan.
 - (B) The project does not jeopardize the health, safety or welfare of the public.
 - (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.
 - (D) The project will have no substantial impact on adjacent properties or on the community at large.
 - (E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.
 - (F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.
 - (G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.
 - McCall City Code Section 8-5-030: Interference with Snow Removal and Deposit on Right of Way Prohibited:
 - (A) Interference With Snow Removal: It shall be unlawful for any person to park, abandon, or otherwise leave unattended any vehicle or trailer, as defined in chapter 1 of title 49, Idaho Code, on any city right of way at any time or in any manner which will obstruct or hinder any city employee, city contractor, or state of Idaho employee during snow removal operations or which will leave any vehicle in such a position that it is subject to damage by city employees, city contractors, or state employees engaged in snow removal operations. This provision shall not prohibit the stopping of passenger vehicles for periods of time sufficient to load or discharge passengers from such vehicles. Owners of vehicles parked in violation of this section shall be subject to citation or towing. Owners of vehicles parked in violation of this section shall also be held liable for any damage to snow removal equipment, which may occur due to contact with said vehicle. The city of McCall and the state of Idaho shall not be liable for damage to any vehicles or property parked in violation

of this section. Snow removal operations shall be deemed completed at such time as the full width of the street right of way has been restored.

- (A) For the purposes of this chapter, snow removal operations from November 1 to March 31 of the following year are presumed to occur daily in the central business district (defined at subsection 3.4.01(C) of this code) and that portion of Third Street between Railroad Avenue and Colorado Street between the hours of three o'clock (3:00) A.M. and seven o'clock (7:00) A.M., in all other zones between the hours of three o'clock (3:00) A.M. and twelve o'clock (12:00) noon.
- (B) Snow Deposited On Right Of Way Prohibited: Snow may not be dumped, deposited, placed, or pushed into a city street or public right of way. Snow removed from private property may not be piled so as to block or cover a fire hydrant, snow pole, street sign, culvert inlets and outlets, or other drainage structures.
- (C) Penalties: Any person violating this section shall be fined twenty five dollars (\$25.00); provided, further, that any person who violates this section for a second time in any twelve (12) month period shall be subject to the general penalty found in section 1.3.1 of this code.

- McCall City Code Section 9.3.08: Snow Storage and Drainage Easements:

- (A) Drainage Management Guidelines: The city has adopted drainage management guidelines to protect water quality in both Payette Lake, the North Fork of the Payette River, and other permanent streams. Those guidelines, as amended periodically, prescribe design criteria that shall govern the sizing and configuration of drainage structures, the location of easements, and design flows.
- (B) Snow Storage Areas: Wherever public parking, public or private streets, or other uses requiring the removal of snow are identified, the developer shall provide specific site locations protected for the storage of snow and the consequences of meltwater. If an off site location is identified, developer shall provide evidence of perpetual commitment, to be so designated on the plat, to allow the storage of snow. Snow storage areas shall be not less than thirty three percent (33%) of parking, sidewalk, and driveway areas. This area shall not be designated between any property line and setback line.
- (C) Owner Responsibility: It shall be the duty of the owner, or the representative of the owner or owners, of each parcel or real property within the city to clear off snow, and maintain free from snow, sufficient space on such real property as is necessary to meet the off street parking requirements, pedestrian and bike paths and transit facilities, for such parcel and structures thereon, as provided in section 3.8.06 of this code.
- (D) Parked Vehicles Impeding Snow Removal: Vehicles which are parked on any public street which impede the removal of snow from the driving surface by city crews are subject to removal and impoundment by the city.
- (E) Construction Plan: Developers shall provide a copy of a construction plan which is prepared in accordance with EPA's NPDES general permit for stormwater discharge from construction activity for all construction activity affecting more than one acre.
- (F) Disposal Of Snow On City Streets:

1. It is unlawful for any person, firm or entity to dispose of snow on any city street. It is also unlawful to push snow across or onto any street for the purpose of disposing of the snow on other properties unless owned by the same.
2. The phrase "dispose of snow" includes blowing, pushing, ramping, shoving or otherwise depositing snow on city streets.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:
McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.
- Deep Dive – Future Land Use Designations – Low Density Residential:
This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites.

Design Guidelines of Interest

- McCall Design Guideline 2: Adjacent Buildings and Uses:
New construction should be compatible with existing adjacent buildings and uses. When planning new construction, analyze the setting for the new building. Look at the siting and mass of other good examples of buildings in the neighborhood. Notice the setbacks, heights, parking arrangements and building shapes. Observe the building forms and materials of surrounding buildings. Be aware of the elements that are repeated nearby, such as certain roof pitches, window shapes and porch and entrance orientations. Notice how building materials such as shingle siding and window trim have traditionally been used. New construction should blend with the neighborhood. Consider the relationship of color, texture, and materials between existing and proposed structures as well as height, bulk and configuration. Relate the location of site uses with adjoining properties to avoid possible conflicts and take advantage of mutual potentials. For example, do not create noise, traffic, or use nuisances for adjacent properties.
- McCall Design Guideline 10: Snow Storage
Snow storage areas must be incorporated into site design. Storage areas for snow removed from driveways and parking lots should be provided on-site. These sites may be landscaped areas with salt tolerant and resilient plant materials. It is not permissible to plow snow from private property onto public streets. Snow storage should be accommodated in a way that does not block visibility for motorists. If sites are intensely developed it may be necessary for tenants to remove snow from the site and find a disposal location.

Staff Discussion

- On November 19, 2021, the applicant applied for an administrative approval application to add interior stairs from the second floor of the existing residential structure and adding windows to the existing shed-roof portion of the attic area, making it habitable space. The applicant had originally proposed the attic area to be habitable with the original application for a building permit but opted to convert it to un-usable and inaccessible space upon learning that design review would be required. With that modification, staff had no authority to require design review for the proposed structure and a building permit was issued. The applicant has received

a temporary certificate of occupancy for the existing structure without use of the attic space. There is also a small existing “bunkhouse” structure located within the required rear setback area of the property.

- The existing structure includes a one car garage accessed through a public alleyway. The garage space is the only off-street parking space located on site. McCall City Code Section 3.8.062(A) requires two (2) off-street parking spaces per single family residence. The applicant does not appear to have adequate space on the property to provide a second off street parking space without removing structures. McCall City Code Section 3.11.06(B) allows for the expansion of nonconforming developments with substandard off-street parking subject to approval by the McCall Area Planning and Zoning Commission.
- The applicant is currently renting a portion of the existing residence to unrelated persons. The rented area is a separate floor with a separate kitchen, sleeping quarters, and bathrooms from the owner-occupied portion of the residence. Pursuant to an Administrative Determination, dated September 24, 2021, this is permissible so long as there is internal access between the two levels.
- The alternative parking plan identifies one (1) ten feet (10’) wide by twenty two feet (22’) deep parking area labeled “Farmers” and one 7.5 feet (7.5’) wide by 42 feet deep parking area labeled “Biddles.” Both located on the parcel addressed as 602 Lick Creek Road. Neither 600 nor 602 Lick Creek Road properties include covered parking. A total of five (5) off street parking spaces are required to be shown on the two properties. As the minimum width of a standard 90° parking space, as defined in McCall City Code Section 3.8.062(A) is nine-feet (9’) wide, the applicant has identified a total of one (1) off street parking space located on the 602 Lick Creek Road parcel. Prior to the issuance final certificate of occupancy for 607 Lick Creek Road, the applicant should provide a revised alternative parking plan showing the location of two (2) parking spaces at 600 Lick Creek Road, two (2) parking spaces at 602 Lick Creek Road, and one (1) additional parking space at either 600 or 602 Lick Creek Road.
- Neither 600 nor 602 Lick Creek Road have approved driveway permits. Prior to the issuance of a final certificate of occupancy for 607 Lick Creek Road, the applicant should provide copies of approved driveway permits for 600 and 602 Lick Creek Road.
- A fence and storage shed currently encroach into the undeveloped alleyway adjacent to 600 Lick Creek Road. Prior to the issuance final certificate of occupancy for 607 Lick Creek Road, the encroachments into the alleyway adjacent to 600 Lick Creek Road should be removed.

Comments

Agency –

McCall Public Works

In an email dated May 2, 2022, the City of McCall Staff Engineer had the following comments:

The Public Works Department has reviewed the documents provided for **DR22-10** and have the following comments and concerns:

Some of the areas depicted on the site plan for parking spaces do not appear to be wide enough for a parking space. Please show the ultimate position for this parking space(s).

1. Please note, that the potential parking space identified on the most western portion of the site plan would encourage an encroachment/overlapping of parking of the 10’ public access easement. A permanent parking space will not be permitted here(circled in red below).

- a. <image002.png>
2. Please update the site plans provided to show dimensioned parking spaces located on 600 and 602 Lick Creek Road. The parking spot will not be permitted to be a parallel parking space, should be a 90° parking stall, and should be placed in a manor that helps reduce driveway widths along Lick Creek Rd.
3. On the updated site plan, please provide information on where the current parking spaces for the residents are located.

The comments above will need to be addressed prior to Final Engineering Approval. Please let me know if you have any questions or concerns.

Public –

Email received on May 9, 2022, from Amy Isacson, expressing opposition.

Email received on May 9, 2022, from Karl Isacson, expressing opposition.

Letter received on May 10, 2022, from Gary Newby, expressing opposition.

Letter received on May 10, 2022, from Pamela Claassen and Janice Scott, expressing opposition.

Decision

Staff recommends approval of the subject application with the Conditions of Approval listed below.

Conditions of Approval

1. Prior to the issuance final certificate of occupancy for 607 Lick Creek Road, the applicant shall receive final engineering approval.
2. Prior to the issuance of a final certificate of occupancy for 607 Lick Creek Road, the applicant shall provide a revised alternative parking plan showing the location of two (2) parking spaces at 600 Lick Creek Road, two (2) parking spaces at 602 Lick Creek Road, and one (1) additional parking space at either 600 or 602 Lick Creek Road.
3. Prior to the issuance of a final certificate of occupancy for 607 Lick Creek Road, the applicant shall provide copies of approved Public Works Driveway Permits for 600 and 602 Lick Creek Road.
4. Prior to the issuance of a final certificate of occupancy for 607 Lick Creek Road, the encroachments into the alleyway adjacent to 600 Lick Creek Road shall be removed.
5. Prior to the issuance of a final certificate of occupancy for 607 Lick Creek Road, the applicant shall provide a copy of the recorded license agreement to utilize a minimum one (1) parking space on either 600 or 602 Lick Creek Road.
6. Pursuant to McCall City Code Section 3.16.08, design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Prepared By:



Brian Parker
City Planner

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: **NOTICE OF ADDITIONAL FEES**

Fees Paid: Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # Record of Survey (ROS) - \$420
- # Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # Scenic Route (SR) - \$300
- # Shoreline or River Environs (SH) - \$300
- # Conditional Use Permit (CUP) - \$600
- # Development Agreement - \$500
- # Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # Minor Plat Amendment - \$1,000
- # Variance (VAR) - \$1,000
- # Rezone (ZON) - \$1,500
- # Zoning Code Amendment (CA) - \$750/title
- # Annexation - \$3,000
- # Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: Rick Farmer Email: rickerfarmer@live.com

Mailing Address: P.O. Box 4095 McCall Phone: (208) 941-1096

Property Owner 2 (if Applicable): Laurie Farmer Email: farmer.laurie@gmail.com

Mailing Address: P.O. Box 4095 McCall Phone: (208) 407-3485

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Amy Holm Email: aholm@mpmplans.com

Mailing Address: 706 N. 1st St. McCall Phone: 208 634-7641

PROPERTY INFORMATION

Address(es) of Property: 607 Lick Creek McCall, ID 83638

Legal Description of Property: Davis Beach Tracts (amended) tax # 166 in lot 3 block 6

Zoning District of Property: R-4 Project Sq. Footage (if Applicable): 3400

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

alternative parking plan with license for second parking spot on neighboring property

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

The submittal items identified in the application info sheets are the minimum required materials for the City to accept applications. The City Planner may require additional information based on the specific circumstances of each proposal.

Rick Farmer
Property Owner 1

Signature

Laurie Farmer
Property Owner 2 (if Applicable)

Signature

Agent/Authorized Representative

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

To Whom It May concern,

I S. Duncan Biddle am in agreement with the license that Amy Holm drafted allowing one parking space from the Richard and Laurie cabin (607 Lick Creed Road) on my property at 602 Lick Creek Road.

S. Duncan Biddle

S. Duncan Biddle

To Whom It May concern,

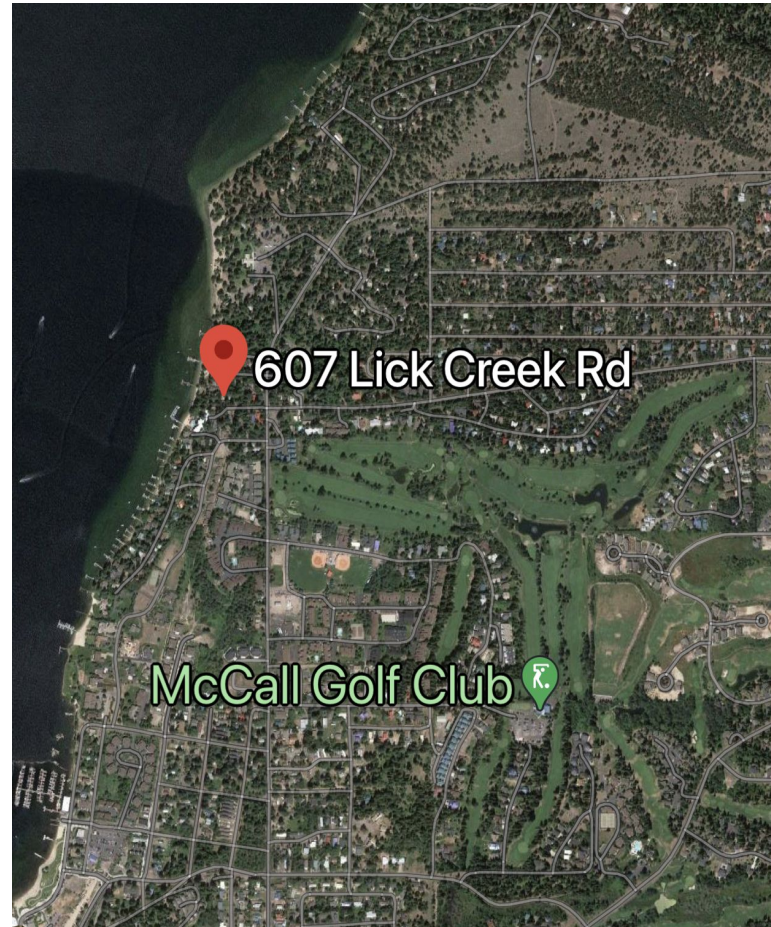
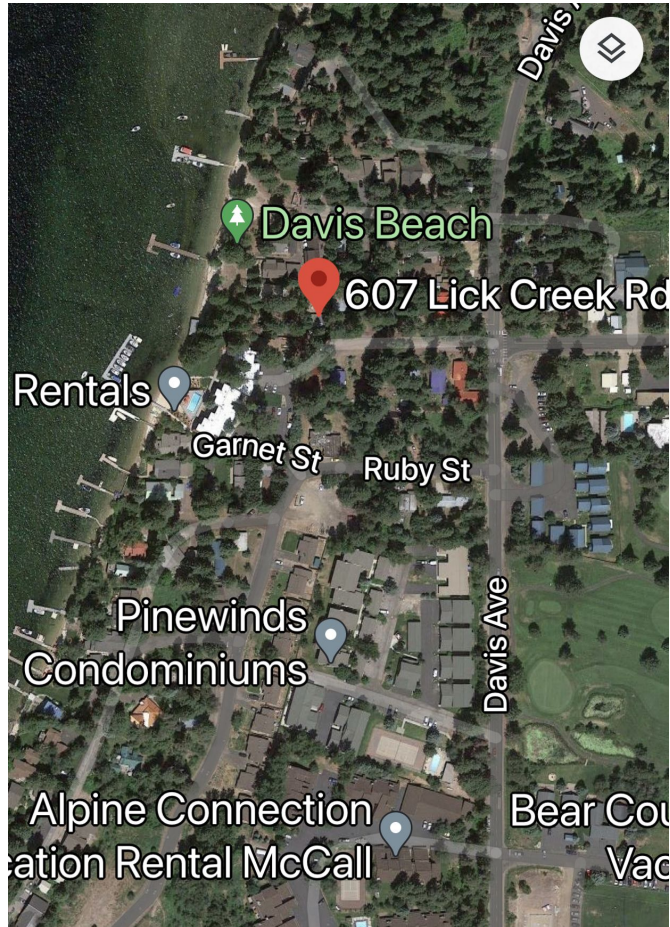
3/30/2022

The Farmer Cabin, LLC is in agreement with the license that Amy Holm drafted allowing one parking space from the Richard and Laurie cabin (607 Lick Creed Road) on our property at 600 Lick Creek Road.

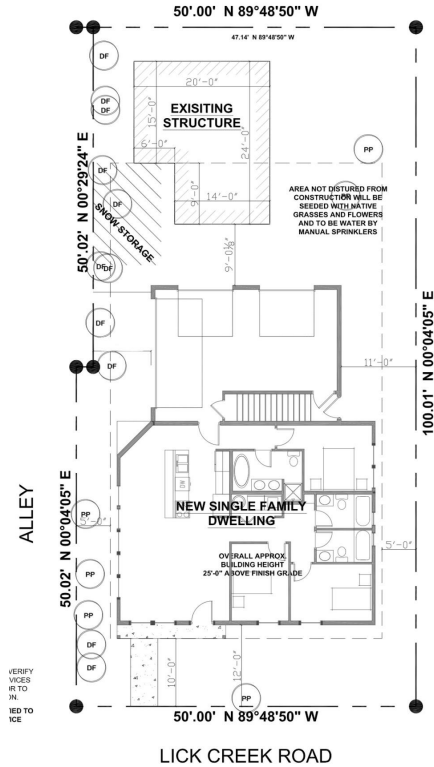
Richard Farmer
Record Keeping Manager
Farmer Cabin, LLC

A handwritten signature in cursive script that reads "Richard Farmer".

607 Lick Creek Road Location



Site Plan



RECEIVED

By Meredith Todd at 8:19 am, May 03, 2022

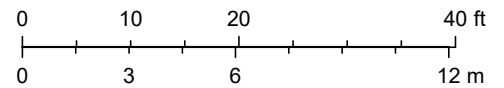
Farmer Parking plan



5/2/2022, 1:24:28 PM

1:300

McCall Address Points



■ Current

■ TAX Parcels

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ArcGIS

LICENSE AGREEMENT

This License Agreement (“**Agreement**”) is entered into effective as of the date signed by all parties below between FARMER CABIN, LLC, an Idaho limited liability company, whose address is PO Box 2953, McCall, Idaho 83638 (“**FARMER CABIN LLC**”) and RICHARD K FARMER and LAURIE L FARMER whose current address is PO Box 4095 McCall, Idaho 83638 (collectively “**FARMERS**”).

Recitals

A. FARMER CABIN LLC owns certain real property, located in McCall, Valley County Idaho, described as Davis Breach Tracts (Amended) Lot 1 Block 7, Valley County, Idaho (“**FARMER CABIN LLC PROPERTY**”).

B. FARMERS own certain real property, located in McCall, Valley County Idaho, described as David Breach Tracts (Amended) Tax #66 in Lot 3 Block 6 (“**FARMERS’ PROPERTY**”).

C. The FARMER CABIN LLC PROPERTY is physically located at 600 Lick Creek Rd. McCall, Idaho and the FARMERS’ PROPERTY is physically located at 607 Lick Creek Rd. McCall, Idaho which is across Lick Creek Rd. and directly north of FARMER CABIN LLC PROPERTY.

D. The parties desire to memorialize the terms of a license for the use by FARMERS for a single off street parking spot on the FARMER CABIN LLC PROPERTY.

NOW, THEREFORE, the parties agree as hereinafter provided.

1. Grant of License. Subject to and in accordance with the terms and conditions of this Agreement, FARMER CABIN LLC hereby grants to FARMERS a nonexclusive and revocable license for a single off street parking spot on the FARMER CABIN LLC PROPERTY with the dimensions to accommodate the parking of one full size vehicle for use by FARMERS, together with their guests, invitees, successors and assigns (“**License**”). This revocable license gives no property interest to FARMERS or their guests, invitees, successors and assigns.

The License is depicted on the attached EXHIBIT A.

2. Conditions of License:

a. This License is described as a non-exclusive License, because the FARMER CABIN LLC PROPERTY will also be used by FARMER CABIN LLC, by FARMER CABIN LLC guests, invitees, successors and assigns.

b. This License is for a single off street parking spot only.

c. Farmers shall have no right to expand or enlarge the License, without the prior written consent of FARMER CABIN LLC, which may be withheld for any reason.

d. The License herein is granted for the purpose of providing a single off street parking spot for the benefit of the FARMERS' PROPERTY. The use of the License may not be expanded to any additional properties. By way of example, rather than limitation, the License may not be used for additional properties which may be hereinafter be acquired by FARMERS, or their successors or assigns.

e. FARMER CABIN LLC shall have no responsibility for maintenance of the License, nor liability for the condition thereof.

f. FARMERS shall be responsible to perform maintenance and/or snow plowing for use of the License.

g. FARMERS hereby indemnify, agree to hold FARMER CABIN LLC harmless regarding, and waives as to FARMER CABIN LLC, any claims of any kind for damages, fees, costs, or relief of any kind, which may be asserted against FARMER CABIN LLC by FARMERS, or their guests or invitees regarding the maintenance, upkeep, safety or condition of the License. This indemnification, hold harmless and waiver shall bind FARMERS' successors and assigns and shall extend to any claims of any kind regarding the License or the FARMER CABIN LLC Property, save and except claims for the enforcement of the terms hereof.

3. Term / Termination. The term of this Agreement will commence on the date this Agreement is signed by all parties below, and will continue until revoked/terminated which shall be defined as the sale or other transfer of the FARMERS PROPERTY to a third-party. Such revocation/termination shall be automatically effective upon sale or transfer of the FARMERS PROPERTY to a third-party at which time the License shall terminate. "Third-party" as used herein shall be defined as transfer or sale of the FARMERS PROPERTY to a person, persons, or entity having no blood relation to FARMERS. By way of example, if the FARMERS PROPERTY is transferred to FARMERS' child, children, grandchildren or other blood related family member the License will remain in full force and effect.

4. General Provisions.

a. Assignment. Neither party shall have the right to assign their rights or obligations under this Agreement to any other party.

b. Non-Waiver/Modification. The failure of a party to demand strict performance of or compliance with this Agreement or any provisions hereof at any time or under any set of circumstances will not be deemed a waiver by such party of its right to demand such performance and compliance at any other time or under any other circumstances. This Agreement may not be changed, modified, or terminated orally. It may only be modified by a written instrument executed by both parties.

c. Notices. All notices, demands and requests which may or are required to be given by either party to the other shall be in writing and shall be personally served on the designated party, delivered by express courier, or sent by United States certified or registered mail, postage prepaid, addressed to the parties at their addresses provided herein above, unless a party hereto designates otherwise in writing. Any notice given in the form set forth herein shall be deemed given and received as follows: If personally delivered, when delivered, and if sent by mail on the third business day following deposit in the U.S. mail.

d. Attorneys Fees. In the event that any dispute arises regarding the legal consequence, interpretation, application or enforcement of this Agreement, then the prevailing party in such dispute shall be entitled to recover his/her attorneys fees and costs incurred, including attorneys fees and costs incurred on appeal.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates specified by their signatures below.

FARMER CABIN LLC:

FARMERS:

By: _____ Date: _____

(Print Name)

(Title)

_____ Date: _____
RICHARD K FARMER

_____ Date: _____
LAURIE L FARMER

STATE OF IDAHO,)
(ss.
County of Valley.)

On this ____ day of _____, 2022, before me, _____, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ of **FARMER CABIN LLC** that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

STATE OF _____,)
(ss.
County of _____.

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared LAURIE L FARMER, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR _____ (State)
My Commission Expires: _____

STATE OF _____,)
(ss.
County of _____.

On this _____ day of _____, 2022, before me, a Notary Public in and for said State, personally appeared RICHARD K FARMER, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

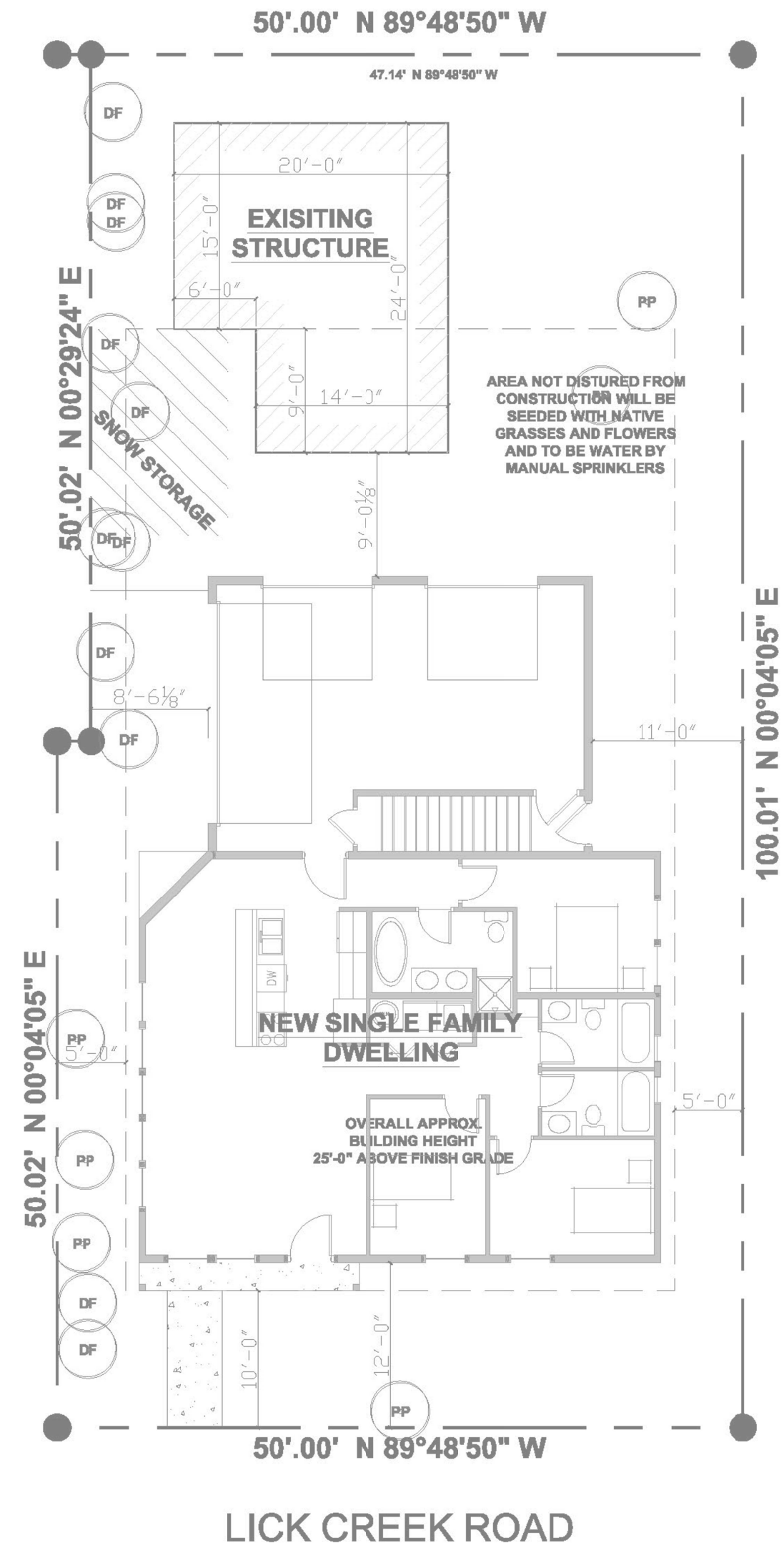
NOTARY PUBLIC FOR _____ (State)
My Commission Expires: _____

EXHIBIT A

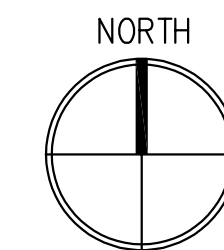
Depiction of License.

GENERAL NOTES

1. CALL BEFORE YOU DIG. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION: #811
2. COORDINATE CONSTRUCTION OPERATIONS W/OWNER
3. PROVIDE EROSION & DUST CONTROL MEASURES.
4. PROTECT ADULTS & CHILDREN DURING CONSTRUCTION W/BARRIERS OR FENCES TO INSURE SAFETY.
5. DRAWING IS DIAGRAMMATIC OWNER IS RESPONSIBLE FOR DETERMINATION OF EXACT PROPERTY BOUNDARIES AND SETBACKS.
6. DO NOT PLANT TREES OVER UTILITIES



SITE PLAN
SCALE: 1" = 10'-0"



DATE	REVISIONS:

DATE:
22 JAN 2021

CONSULTANTS

LICENSED ARCHITECT
AR-2260
Jerald W. Brotnow
JERALD W. BROTNOW
STATE OF IDAHO

JOB: 3015
ADD LOFT TO EXISTING HOUSE
FARMER
607 LICK CREEK ROAD
McCALL, IDAHO

SITE PLAN

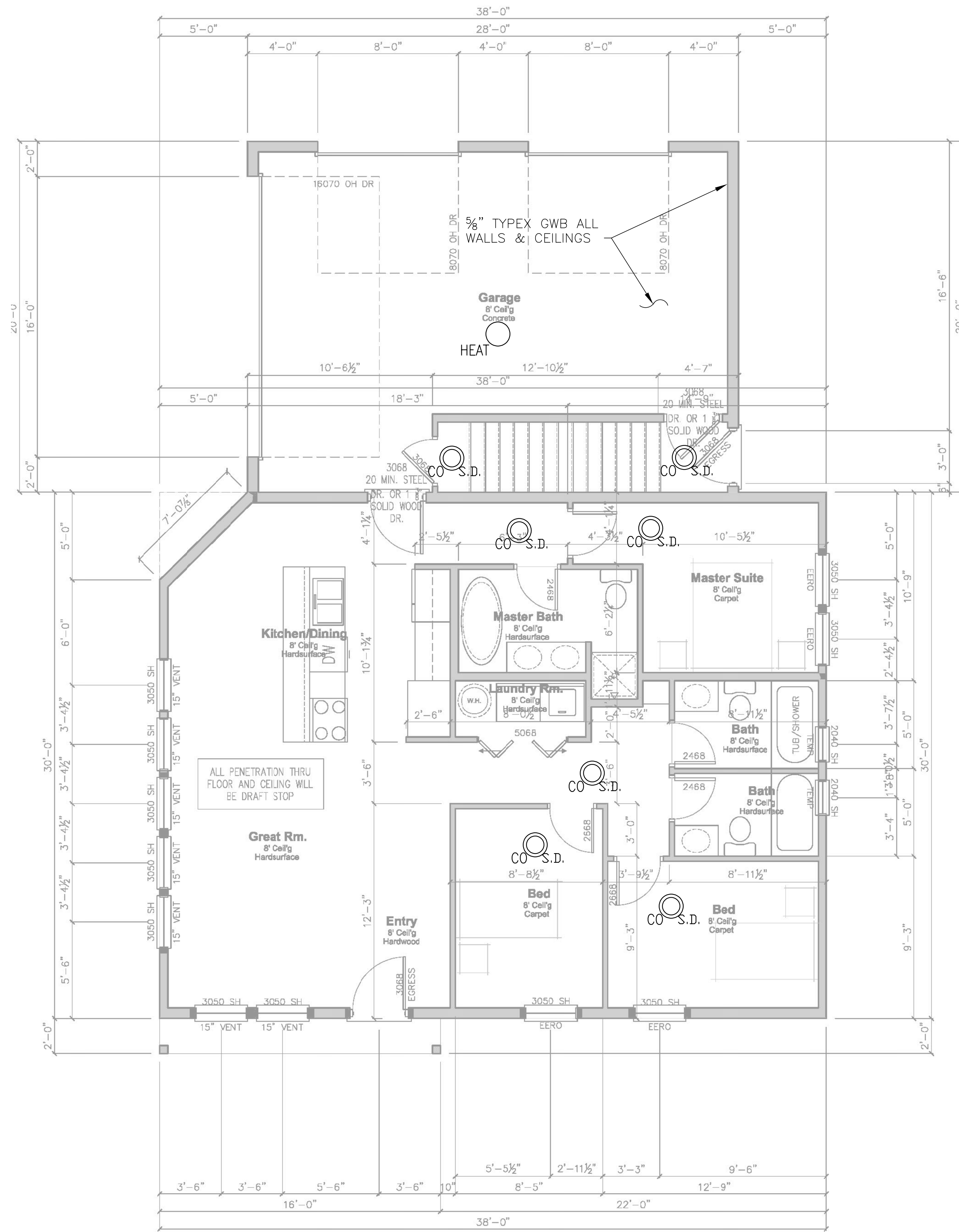
IF DRAWING IS LESS THAN 34" X 22" "REDUCE SCALE"

C100
4 OF 7

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GENERAL NOTES

1. CALL BEFORE YOU DIG. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION: #811
2. COORDINATE CONSTRUCTION OPERATIONS W/OWNER
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4. PROTECT ADULTS & CHILDREN DURING CONSTRUCTION W/BARRIERS OR FENCES TO INSURE SAFETY.
5. DRAWING IS DIAGRAMMATIC OWNER IS RESPONSIBLE FOR DETERMINATION OF EXACT PROPERTY BOUNDARIES AND SETBACKS.



1 Phase 2 - Main Floor Plan

(Full Size) Scale: 1/4" = 1'-0"
(Half Size) Scale: 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
DEVICE	SYMBOL
COMBO DETECTOR	CO S.D.
SMOKE DETECTOR	SMOKE S.D.
CO DETECTOR	CO S.D.
HEAT DETECTOR	HEAT

NOTE: SMOKE DETECTORS ARE INTERCONNECTED

DATE

MARK REVISIONS:

DATE:
22 JAN 2021

CONSULTANTS

LICENSED
ARCHITECT
AR-2260
J. Brotnov
JERALD W. BROTNOV
STATE OF IDAHO

JOB: 3015
ADD LOFT TO EXISTING HOUSE
FARMER
607 LICK CREEK ROAD
MCCALL, IDAHO

EXISTING FIRST FLOOR
PLAN
AUT. FLOOR NUMBER

IF DRAWING IS
LESS THAN
34" X 22"
"REDUCE SCALE"

DATE

MARK REVISIONS:

DATE:
22 JAN 2021

CONSULTANTS

LICENSED
ARCHITECT
AR-2260
J. Brotnov
JERALD W. BROTNOV
STATE OF IDAHO

JOB: 3015
ADD LOFT TO EXISTING HOUSE
FARMER
607 LICK CREEK ROAD
MCCALL, IDAHO

EXISTING SECOND
FLOOR PLAN
ALSO SECOND FLOOR PLANS

IF DRAWING IS
LESS THAN
34" X 22"
"REDUCE SCALE"

A102
6 OF 7



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
DEVICE	SYMBOL
COMBO DETECTOR	CO S.D.
SMOKE DETECTOR	SMOKE S.D.
CO DETECTOR	CO S.D.
HEAT DETECTOR	HEAT

NOTE: SMOKE DETECTORS ARE INTERCONNECTED

7:\Projects\Projects\3015-FARMER\BROTNOV\3015-FARMER\BROTNOV\FLOOR PLANS\FLOOR PLAN.dwg, 1/22/2021, 3:36:15 PM, RJE/creator, A03 D, 11, 68P

MARK	REVISIONS:	DATE:

DATE:
22 JAN 2021

CONSULTANTS

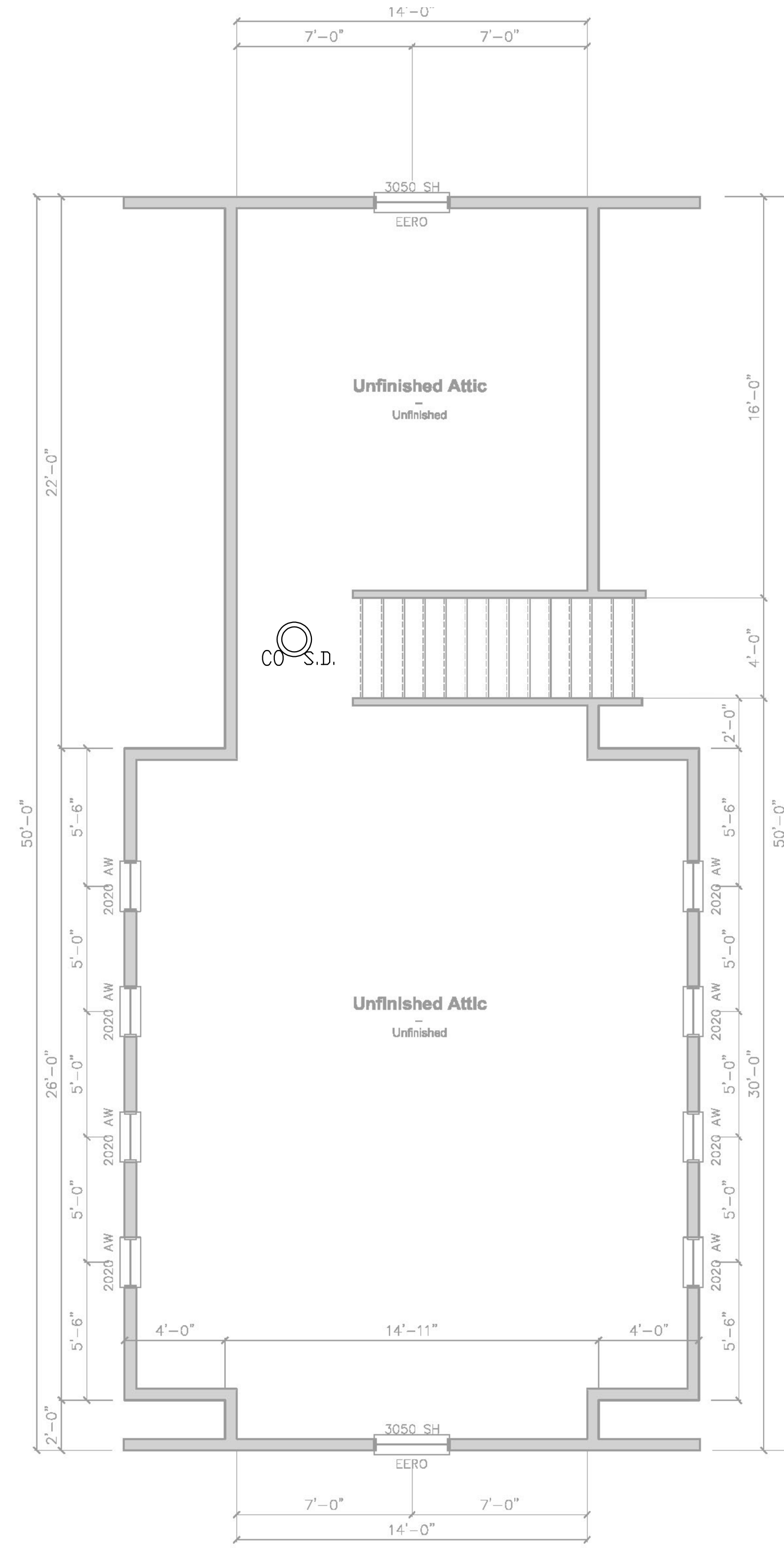
LICENSED
ARCHITECT
AR-2260
Jerald W. Brotnov
JERALD W. BROTNOV
STATE OF IDAHO

JOB: 3015
ADD LOFT TO EXISTING HOUSE
FARMER
607 LICK CREEK ROAD
MCCALL, IDAHO

LOFT FLOOR PLAN
AUS LOFT PLANNING

IF DRAWING IS
LESS THAN
34" X 22"
"REDUCE SCALE"

A103
7 OF 7



LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
DEVICE	SYMBOL
COMBO DETECTOR	
SMOKE DETECTOR	
CO DETECTOR	
HEAT DETECTOR	

NOTE: SMOKE DETECTORS ARE INTERCONNECTED

7:\Projects\Projects\3015-FARMER\3015-FARMER\3015-FARMER\Sheet\A103 - LOFT FLOOR PLAN.rvt, 1/22/2021, 3:36:58 PM, RJB/Creator

From: [Morgan Stroud](#)
To: [Rick Farmer Hotmail](#)
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: DR22-10 - 607 Lick Creek Rd - Engineering Review #1
Date: Monday, May 2, 2022 8:10:55 AM
Attachments: [image001.png](#)
[image002.png](#)

The Public Works Department has reviewed the documents provided for **DR22-10** and have the following comments and concerns:

1. Some of the areas depicted on the site plan for parking spaces do not appear to be wide enough for a parking space. Please show the ultimate position for this parking space(s).
2. Please note, that the potential parking space identified on the most western portion of the site plan would encourage an encroachment/overlapping of parking of the 10' public access easement. A permanent parking space will not be permitted here(circled in red below).



3. Please update the site plans provided to show dimensioned parking spaces located on 600 and 602 Lick Creek Road. The parking spot will not be permitted to be a parallel parking space, should be a 90° parking stall, and should be placed in a manor that helps reduce driveway widths along Lick Creek Rd.
4. On the updated site plan, please provide information on where the current parking spaces for the residents are located.

The comments above will need to be addressed prior to Final Engineering Approval. Please let me know if you have any questions or concerns.

Thank you,



Morgan Stroud, E.I.T.
Staff Engineer
(D) 208.634.3458
(C) 208.315.2299
www.mccall.id.us/engineering

Brian Parker

From: Kurt Wolf
Sent: Tuesday, April 5, 2022 11:37 AM
To: Brian Parker
Subject: Design Review Comments

Brian Please reference the following regarding Design Review Applications in order.

- AA-22-08 – 507 Lenora St.: I would be happy to consult with the applicant regarding impacts to significant trees if applicable. The plans do not state or show whether or not there will be negative impacts to existing trees.
- DR-22-10 – 607 Lick Creek Rd.: I would be happy to consult with the applicant regarding impacts to significant trees if applicable. The plans do not state or show whether or not there will be negative impacts to existing trees. I assume Public works will assess as it relates to access to the properties from Lick Creek Road and whether access meets City code and standards to and from the ROW. I bring this up as it relates to the congestion common with this section of Public ROW and Public access to Davis Beach (Park).
- AA-22-04 – 409 McGinnis St.: I have no major concerns regarding the proposed project and would be happy to consult as it relates to tree removal associated with the project and tree protection measures for those tree remaining during construction.
- AA-22-05 & 06 & 07 – 123 & 125 Mission St.: No Comments
- AA-22-10 – 611 N 3rd St.: No Comments
-

Thank You,

Kurt K Wolf
Parks & Recreation Director, City Arborist
City of McCall – Parks & Recreation Dept.
ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification
American Society of Landscape Architects (ASLA)
www.mccallparksandrec.com
216 E. Park Street
McCall, Idaho 83638
Office: 208-634-8967
Cell: 208-315-0063
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

From: [amy isacson](#)
To: [Brian Parker](#)
Subject: DR-22-10 Shared Parking Plan + License Agreement (Farmer)
Date: Monday, May 9, 2022 9:06:16 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I live up the street from 607 Lick Creek Rd and feel very strongly that each home has its own parking spaces incorporated into its individual layout. If the owners chose to cover up their own parking by building over it, asking the adjacent neighbors to absorb a problem they have created sets an unwanted precedent that does nothing to benefit the neighborhood.

Thank you for your consideration and time.

Warmly,
Amy Isacson

From: [Karl Isacson](#)
To: [Brian Parker](#)
Subject: DR-22-10 (ACTION ITEM) Rick and Laurie Farmer shared parking plan and license agreement.
Date: Monday, May 9, 2022 7:43:40 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Brian,

Thank you for bringing the Farmer's shared parking plan to my attention. My wife and I own a house 4 houses up Lick Creek Rd. from the Farmers.

As a matter of policy I do not support any change from the status quo on residential parking in the city. If you approve this shared parking plan it will set a precedent that will only complicate existing parking regulations and add congestion to our neighborhoods.

The Farmer's made a conscious choice in deciding how large their house would be and how much space would remain for parking prior to breaking ground. If they needed an adjustment to the existing parking plan this should have been addressed prior to construction, *not* as an afterthought.

Please enforce the existing rules and regulations.

Sincerely,
Karl Isacson
617 Lick Creek Rd.

May 10, 2022

Re: DR-22-10 (607 Lick Creek Road)

DR-22-10 (ACTION ITEM)

607 Lick Creek Rd – Rick & Laurie Farmer

An application for Design Review for a Shared Parking Plan and License Agreement with 600/602 Lick Creek Road in order to meet the McCall Parking Requirements for a single-family home, not currently met at 607 Lick Creek Rd.

The properties are zoned R4 – Low Density Residential:

Lot 3 of Block 6; Lot 2 of Block 7, and Lot 1 of Block 7 of the Amended Davis Beach Tracts, situate in the SE ¼ of the SE ¼ of Section 4, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

To McCall Planning and Zoning:

As adjacent and impacted neighbors to 607 Lick Creek, we (the Newby Family residing at 603 Lick Creek) are AGAINST proposed shared parking plan DR-22-10.

Throughout the construction of 607 Lick Creek, Mr. Farmer has made numerous significant changes to his approved plans, including the addition of a parking garage and third floor/attic/sleeping porch with dormers. Mr. Farmer has already been granted a variety of variances or soft interpretations of regulations. A key issue we have is that construction was allowed to continue without a design review. There are a number of correspondence documenting attempts to avoid/skirt a design review process. Mr. Farmer designed the structure with a side loaded garage in order to take advantage of decreased set back associated with this orientation of a garage. Mr. Farmer doesn't intend on using this as a garage will he be required to use it as a garage? Reviews should be conducted prior to construction not afterwards. By circumventing the review process, Mr. Farmer should be forced to accept the consequences.

The role of Planning and Zoning and the Design Review process is to protect the community interest, not just that of the Farmer family.

Parking:

The population density in this area is already such that there is inadequate parking available. With the construction of 607 Lick Creek, additional stresses have been placed on residential street parking. We have requested fair and equitable street parking for all residents in the area. The proposed plan, if approved will not solve any parking issue within the community, it simply provides another variance to Mr. Farmer, increases the population further, and brings more vehicles into an area that is already bursting at its seams.

According to design review criteria DRC 3.8.0

- “Parking and/or storage of otherwise legal and licensed vehicles of any kind, except upon properly surfaced and approved driveways or parking aprons, is prohibited. Parking of such vehicles on lawns, patios, garden area, or naturally wooded terrain is expressly forbidden at any time, except in an emergency such as fire, flood, earthquake, etc., or to facilitate approved construction work.
- Parking spaces for all detached residential uses shall be located on the **same lot** as the use which they are intended to serve.
- **(J) Alternative Proposals:** Where **special conditions exist** which make compliance with these standards impractical, the commission will consider alternative proposals presented **according to the procedures and standards for a variance.*** (see 3.13.02 and 3.13.021)
- **(M) Authority To Make Adjustments:** Adjustments to required parking may be authorized by the commission based upon **evidence of actual parking demand for the proposed use.**
- **(N) Multiple Uses:** Required parking facilities for **two (2)** or more uses, **structures**, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that **the need for parking facilities does not materially overlap** (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. The City may approve owner requests for shared parking through land use review.

* According to design review criteria DRC 3.13

- 3.13.02: Variances Authorized
- **(B) Limitation on Granting:** Variances **shall not be granted** on the grounds of convenience or profit, and hardships **created by** a former or **present owner** of the property will not justify a variance.
- 3.13.021: VARIANCE STANDARDS:
- A variance shall not be granted unless the commission makes specific findings of fact based directly on the particular evidence presented to it which supports conclusions that the standards and conditions have been met by the applicant. The commission may **grant a variance only** upon the following findings:
- 3. That these **special conditions and circumstances do not result from the actions of an owner of the land**; provided, that for purposes of a variance as to the characteristics of a building, a subdivider who is not the applicant is not to be considered an owner for these purposes.
- Granting the variance **would not be in conflict with the public interest** and will not alter the essential character of the neighborhood or violate the comprehensive plan.

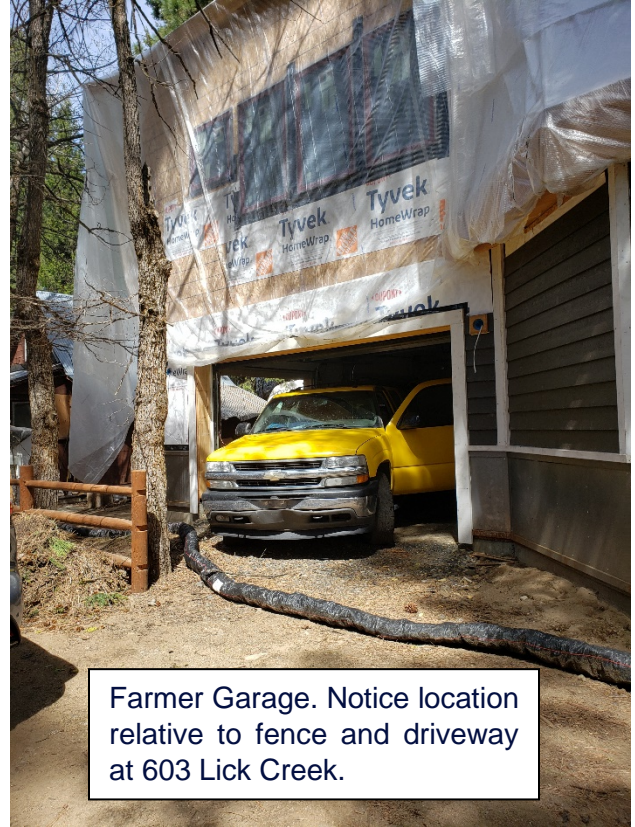
Driveway:

- By code, only one (1) driveway access shall be allowed for each residential lot or parcel, unless approved by the Administrator.

We contend that the proposed shared parking plan does not align with the design criteria noted above.

- You can see that there is already a significant parking issue in this area involving the properties proposing to “share” parking (see Photo Exhibit Section)
- The shared parking plan must demonstrate that there is not a material overlapping need by the structures or in this case residences for the parking. Again refer to the pictures to show that the homes at 600 and 602 Lick Creek are not following parking regulations and there is no surplus parking available to further share with 607.
- Parking at 600 and 602 Lick Creek often involves parking on non-designated areas and is carried out in a way to limit on-street parking that should be available to be shared by all residents of Lick Creek. As they park now, they use all their property and severely limit any opportunity for others to use the few street parking spaces. The residents of 600/602/607 take a disproportionate share of on street parking. We would like to see enforcement of parking and fair and equitable use of the limited street parking.

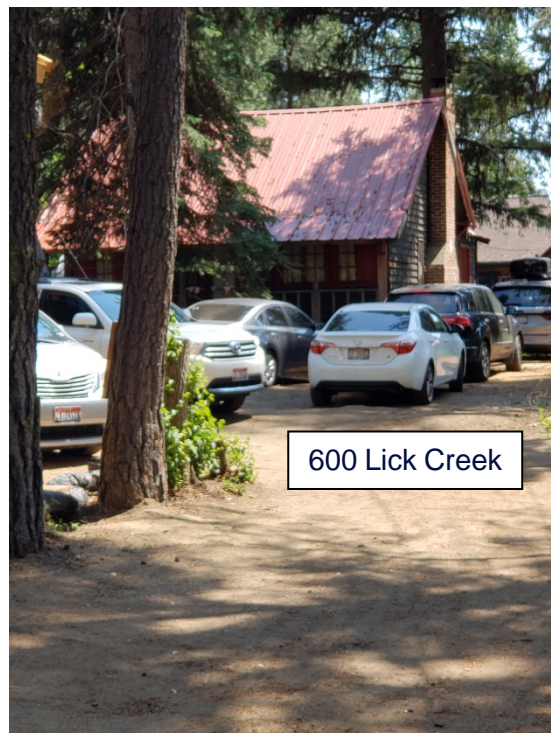
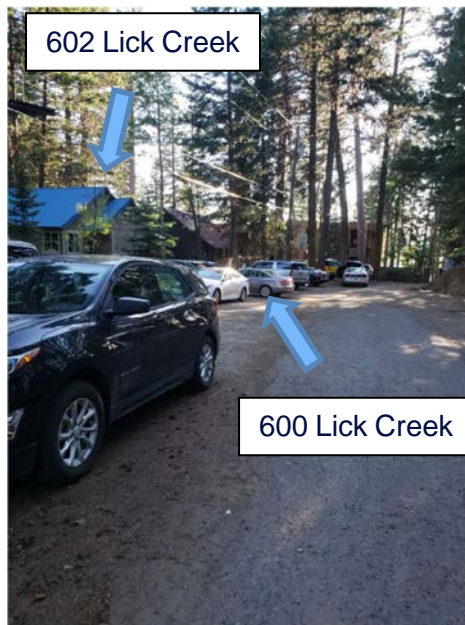
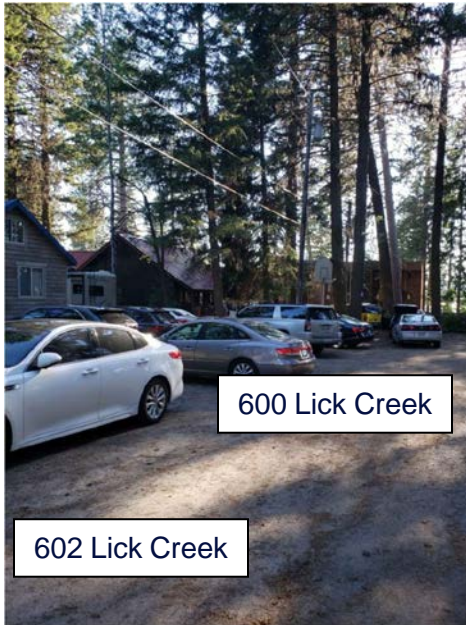
- The variance afforded to them by granting a shared parking plan does not fit the criteria of authority noted for administrative review.
- This is new construction and the issue with parking was created by the owner. He knew he could not fit two cars in his “2-car garage”.
- Both 600 and 602 are currently utilizing more than one “driveway” to their property which is also not allowed. When this is done it decreases the on street parking that would otherwise be available for use by all residents.

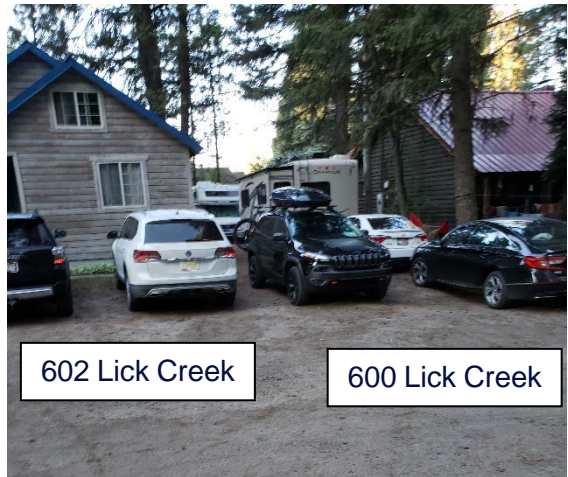
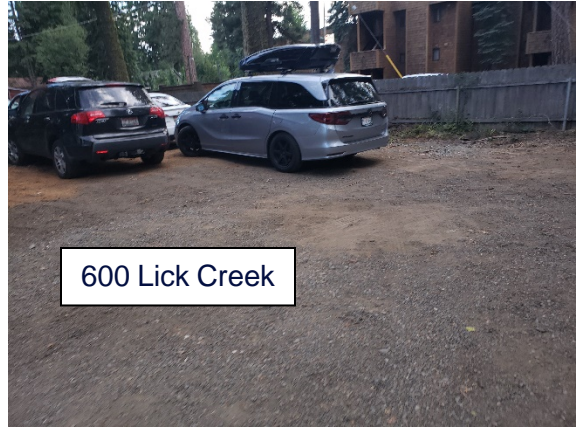


Farmer Garage. Notice location relative to fence and driveway at 603 Lick Creek.

Parking Photo Exhibit.

The following photos capture the parking scenario often encountered in this section of the neighborhood. On average 80-90% or more of the vehicles belong to the extended Farmer family, associated with the 3 properties under consideration for the shared parking plan.





At least one motor home is parked in front 602/600 for several months at a time and is occupied as a residence. This is a neighborhood, not a motor home park.

(D) Parking Access:

3. Parking design that uses the street frontage as the access for an individual parking stall is prohibited.

**TABLE 3.8.062
VEHICLE PARKING**

Type Of Use	Parking Spaces Required
Residential:	
Apartments or multi-family dwelling	1 ^{1/2} for each unit (except see title IX, chapter 2 for condominiums and townhouses)
Single-family or two-family dwelling	2 for each unit

The city apparently considers 607 to be a single family residence, but we are in disagreement with this designation and feel that it is a multi-family unit or single family unit with an ADU so should be required to have 4 spaces, 2 for each unit. This structure was built with the intent to rent out a unit. While Mr. Farmer has denied this to the city, he has broadcast his intent to his friends and family. This past winter he did place several ads to rent the lower floor (one add is shown below). He did rent this unit to unrelated parties for greater than 6 months of the year. According to the definitions provided by the code document we argue this is not a single family unit. The design of the structure has 2 distinct dwelling units by the city definition shown below. The 2 units are separated by ceiling/floor. You cannot access the 2nd and 3rd floors from the main level without going outside or through the garage. The units have been occupied for the past several months by non-related renters. There is a kitchen on each floor (see floor plans in Mr. Farmer's packet). Mr. Farmer stated there was no kitchen on the second floor to get approval for an administrative rather than a full design review. We are of the opinion that the main floor has been used and will continue to be used as an accessory dwelling unit as defined below. The sewer department also indicates Mr. Farmer has 3 separate sewer hookups and will maintain the 2 in the new structure. Based on the sewer connections, the sewer department consider that Mr. Farmer has an ADU, in fact currently he has 2 ADUs. The sewer department denied Mr. Farmer an additional hookup and ADU designation in an earlier review, but he went ahead and created the ADU and sewer hookup anyway. The sewer department provided no comment in this review, as they have already provided their feedback in previous communications that should be reviewed by the commission. The structure was clearly designed and built to have two distinct living areas that could be fully isolated and secured from each other.

Rental ad for home with separate entrance.



Valley County Classifieds And Bulletin Board

Rick Farmer · Oct 6, 2021 · 🌐

Was posted and rented then prospective tenants backed out, so posting again 😊 3 bed 3 bath first floor house for rent in McCall, \$2,000. Brand new construction, all new appliances, radiant heat. Utilities to be discussed/determined. Separate entrance. Available soon. No smoking or pets. Renting till end of May. Message for more information or feel free to text me 2089411096

DWELLING, SINGLE-FAMILY: A dwelling consisting of a single dwelling unit only, separated from other dwelling units by open space; when considered in the context of enforcement of restrictions, any space so used.

DWELLING UNIT: Living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing and toilet facilities, of a size and configuration suitable for use by only one family and its household employees; when considered in the context of enforcement of restrictions, any space so used.

DWELLING UNIT, ACCESSORY: A residential dwelling located on the same property as a principal dwelling unit either within or attached to the principal residence or in a detached structure that provides basic Building Code requirements for sleeping, eating, cooking and sanitation.

Chapter 11: Nonconforming use, structure or development

In this chapter, it states under purpose (3.11.01) that nonconformities are to be allowed to continue until removed, but are not to encourage their perpetuation (B). It also state that purpose is to restrict nonconformities from being enlarged upon, expanded or extended. In section 3.11.05; Nonconforming Structure: it states that a nonconforming structure by any reason, can continue as long as it remains lawful, subject to the following provisions: Which include: "No nonconforming structure may be enlarged or altered in a way which increases the nonconformity including volume, but any structure or portion may be altered to decrease its nonconformity."

By allowing a shared parking plan to be put in place to adjust for the nonconformity introduced by the lack of 2 off street parking spots, overall nonconformity is actually being increased. By approving the parking plan, it frees the Planning and Zoning Department to grant access to the third floor of this structure. This will allow

increased population density in the area, putting even more pressure on access and parking in an already over populated area. By allowing windows and full use of the third floor that was built without a permit, it furthers increases the scale of the property that is already nonconforming with the code as it is not consistent with the scale of surrounding homes.

Approval of this plan also encourages and exacerbates perpetual nonconformity. If the property at 607 is linked to 600 and 602 now, but a future owner of one of those properties does not agree with this shared parking plan, you can't unravel the other concessions such as access to the third floor and the additional people and parking.

As stated in the city code “By placing this parking plan on the planning and zoning commissions consent calendar the administrator is admitting there is some uncertainty about the applications compliance with the design and development standards.” From the limited information we have been provided it appears that the only item currently being considered nonconforming is the parking situation. We feel strongly that a number of issues remain non-compliant. Several of which cannot be addressed here but should not be allowed to be exacerbated. The scale of the property is not consistent with the neighborhood which it against the design review criteria. In addition, it negatively impacts the other neighbors by significantly increasing human and vehicle traffic, and negatively affecting property values..

We ask the commission to review historical documentation for this property which includes documents previously submitted for the withdrawn DR-21-10 for this same structure.

Current code: Driveways A driveway permit from the McCall Public Works Department will be necessary for any driveway accessed off of a **city street**. Driveways accessing one residential unit should be constructed of an all-weather surface such as asphalt, concrete or crushed gravel, must be a minimum of twelve feet (12') in width, and cannot be steeper than a fifteen percent (15%) grade (MCC 9.6.03).

Previous code (valid in 2021, valid when Mr. Famer built this structure):

A driveway permit from the McCall Public Works Department will be necessary for any driveway accessed off a city street. Driveways accessing one residential unit should be constructed of an all- weather surface such as asphalt, concrete or other material such as crushed gravel that provide a stable driving surface. The width of driveways must be a minimum of twelve feet (12') and maximum width of twenty feet (20') in width and cannot be steeper than a ten percent (10%) grade and include a five foot (5') wide landing with a maximum grade of six percent (6%). Only one driveway access is allowed for a residential property. (MCC 3.8.064)

Maximum grade was only 10%. Why has this been changed? The City Engineer admitted last year after we presented many documents, measurements, and calculations that the driveway constructed by Mr. Farmer was noncompliant. In order to help him come into compliance, significant work was done in the alley and road involving meters and grading. To our knowledge this work has not yet been completed nor has the required driveway permit been issued. Is the work complete? Has the required permit, which was applied for after the garage was already built, been issued?

3.3.09: RESIDENTIAL ZONE DESIGN REVIEW STANDARDS:

(A) Purpose: To ensure that the McCall area's built environment complements McCall's natural environment, scenic mountain setting, and historic, small town character.

1. To support development that is residential in character and compatible with its surrounding neighborhood.
2. To preserve natural features, including waterways, open space, trees, native vegetation, and wildlife habitat and corridors.
3. To promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking.

(B) Applicability: The design standards apply to accessory dwelling units, multifamily residential developments of two (2) or more units and single-family residential dwelling units greater than three thousand five hundred (3,500) square feet.

Scale

The structure under review is over the 3,500 sf size trigger requiring a design review. It is NOT consistent with the other structures in the historic neighborhood.

Mr. Farmer withdrew his previous application for Design Review DR-21-10 after much back and forth with the city and impacted neighbors. There were a number of places where the structure did not comply with the design review criteria. The Planning and Zoning Department told him to remove the sheetrock from the 3rd floor and he was required to remove the stair access to this attic as well. By doing this Mr. Farmer took the position he was below the 3,500 square foot cutoff and thereby not subject to a design review. We were assured that in order for Mr. Farmer to utilize the 3rd floor for habitable space he would have to undergo design review, which at that time required a public hearing. Sometime during the past year, there was a change that allowed administrative review for homes under 5,000 sq feet. Based on the size of the structure it is required to have a design review albeit, apparently it can now be done by just the administrative review, it should still be required to meet all aspects of the design criteria. We continue to contend that it does not.

We agree with the findings in the staff report (issued April 6, 2021, cancelled DR-21-10), "The neighborhood is generally of smaller, older cabins than the proposal. The structure is located

12' from the front property line and 5' from the sides dominate the streetscape and the adjoining properties. The addition of the attic shed roof dormers has exacerbated the scale of the structure in comparison to the surrounding properties." These additions were done prior to the required design review and in our opinion should not be allowed.



Notice the scale of the 3 story building, especially with the added dormer windows. The view from our driveway is completely different. We can no longer see anything beyond the Farmer house, nor do we have any privacy.

Email from: Diane Kushlan on March 4th, 2021 to John Powell

“My condo is just up the street, so I have been walking by it on my way to Davis Beach since construction began and have talked with Mr. Farmer on a few occasions. Michelle said you can give me some background. Did neighbors complain or through inspections, did the additional "attic space" become apparent? It is really domineering, and I am not sure it is because of the scale of everything else around it , but it sure looks higher than 35'. Have you measured the height? I suspect this will be a challenging application for

the Commission since it is in process and could be viewed as an attempt to circumvent their review. Thanks d.”

We ask the commission to review documents that were prepared and submitted regarding DR-21-10, the original design review request for this home.

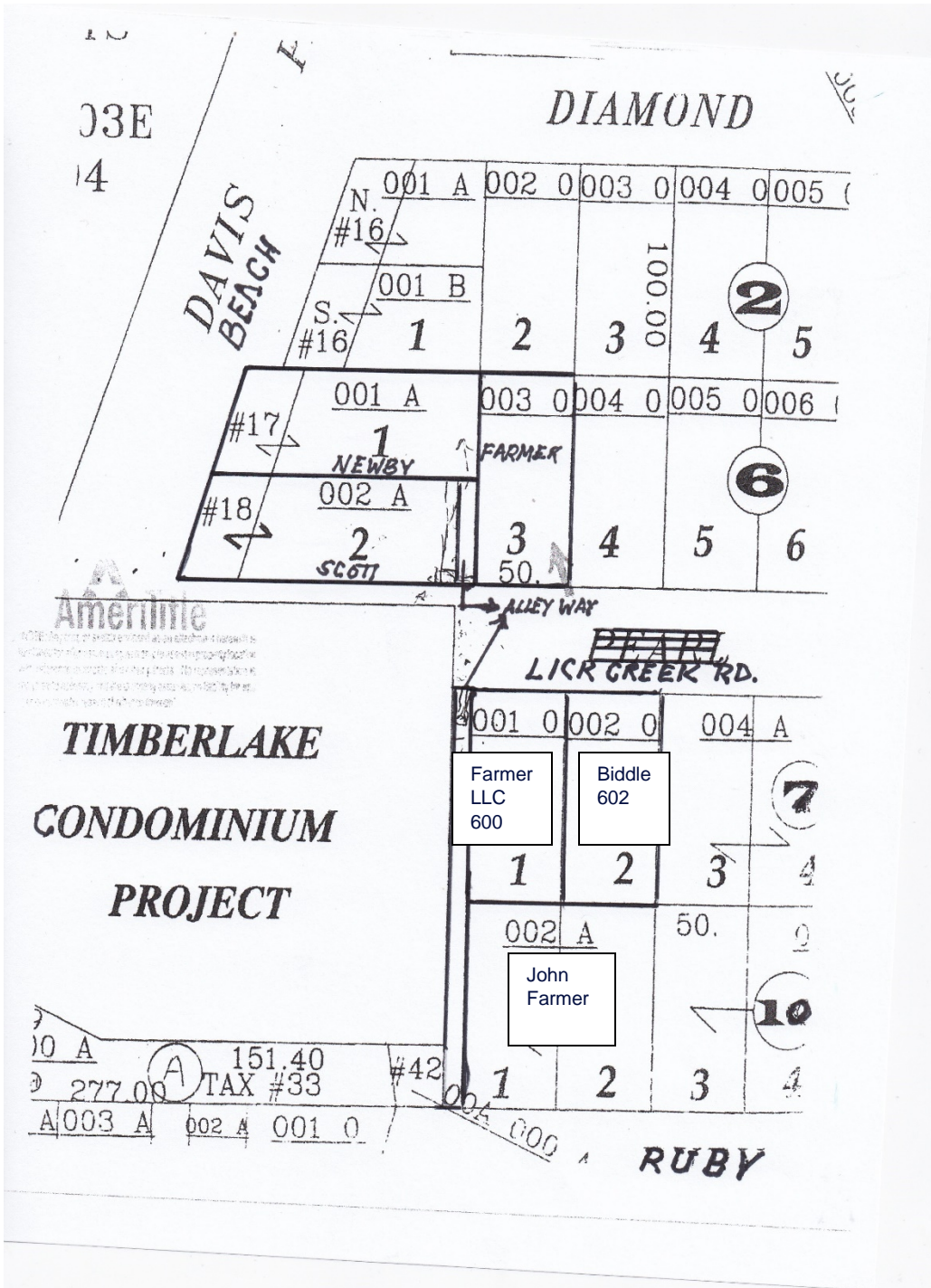
A few key documents to review are:

Farmer Design Review Comments_Newby.pdf (April 2021)

Email: from John Powell to Rick Farmer on April 9th, 2021

Email: from Diane Kushlan to John Powell and M. Groenevelt April 8th, 2021

Again, the role of Planning and Zoning and the Design Review process is to protect the community interest, and not just that of the Farmer Family.



Relative position of 600/602/607 as well as the Newby and Scott properties



City of McCall
COMMUNITY
DEVELOPMENT

DR-22-11/SH-22-02 - (ACTION ITEM)

**2168 Payette Dr
Schwenkfelder**

May 17, 2022

Not a Public Hearing

McCall Area Planning and Zoning Commission

Staff Report

DR-22-11, SH-22-02

2168 Payette Drive

May 17, 2022

Applicant: Bob Schwenkfelder
Representative: Ryan Baldwin, Boulder Creek Landscapes
Application: Design Review and Shoreline Review
Zoning District: R4 – Low Density Residential
Jurisdictional Area: Area of Impact

Description

An application for Design Review and Shoreline approval to add new landscaping to the recently remodeled single-family home in compliance with the previous Design Review conditions of approval. Proposed work includes construction of terraced boulder walls to stabilize the slope, not to exceed 30” in height; applicants also intend to replace the existing lower deck to a paver patio and seed the lakeside lawn with creeping red fescue.

Staff Analysis

Project Information

Zoning District: R4 – Low Density Residential

Comprehensive Plan Designation: Low Density Residential

Project Acreage: 0.5-acres (21,664 square-feet)

Proposed Use: Existing single-family residence

Code Sections of Interest

- McCall City Code Section 3.3.09(C): Residential Zone Design Review Standards

Residential Design Standards:

1. Building Scale: The building shall be in scale with the site conditions and surrounding structures. Appropriate scale can be accomplished through the following:

a. The principal structure on the site is the dominant element.

b. Building massing and scale is responsive to the site conditions, including views through and of the site, and existing vegetation. Development that is designed to complement rather than dominate the natural landscape.

c. Variations in wall planes and roof lines are incorporated to minimize the apparent scale of the building.

d. Porches, balconies, decks and terraces that strengthen the residential scale and character of the building.

2. Building Design: Building designs shall enhance and/or continue the styles found in the McCall area with allowance for new interpretations of historic details. Local natural building materials, roof overhangs, covered porches and entrances, simplicity of design, and segmented windows are elements of the McCall style. Building designs that are in keeping with the McCall style include the following:

a. Materials:

i. Natural looking exterior materials looking siding and decking materials that resist heat and flames, including: composite decking, cement, plaster, stucco, masonry (such as stone brick or blocks) and fiber-cement siding, soffit, and trim products.

ii. Use of stones that convey the appearance of a structural element rather than a veneer facing.

iii. Metal when used in combination with natural materials.

b. Roofs:

i. Roofs that compliment and respond to the mountain setting and heavy snow environment.

ii. Hipped, pitched, shed and gabled roofs.

iii. Roofs designed to prevent snow or ice from shedding directly onto a pedestrian walkway, access or adjacent property.

iv. Class A fire rated roof assemblies.

c. Exterior Color:

i. Exterior wall colors that tend toward earthy warm hues, with accent colors kept to a minimum of two (2) and used to highlight entrances.

ii. No harshly contrasted color combinations, brilliant, luminescent or day-glow colors on exterior finishes.

d. No blank walls shall face street frontages, including blank or unarticulated garage doors.

e. Decks and balconies shall be designed to handle snow and drift loads including snow shedding from roof overhangs above.

- McCall City Code Section 3.7.023(B): Requirements for Development:

(B) Permit Criteria: No conditional use or building permit shall be issued, nor is any development, grading, or alteration of any land within this zone permitted, unless the applicant establishes to the satisfaction of the commission and council in the case of a conditional use, or of the administrator in the case of a building permit, that:

1. The proposed development meets all applicable requirements of this title and title IX of this code.

2. The plans accurately identify the water pool shore contours and high water marks, which, in the case of river environs, shall mean the limits of the area of special flood hazard.

3. A letter is on file from a specialist certified by the United States army corps of engineers wetlands expert that certifies that no wetlands related issues or issues related to fill of navigable waters issues were presented by the proposed development; or that a section 404 permit has been issued or is forthcoming by the corps of engineers, whichever is appropriate, city approval(s) under this title and title IX of this code are contingent upon all applicable section 404 permit requirements being met; if a permit requirement is not met, the city may revoke its approval(s) under this title and title IX of this code.

4. The requirements of the underlying zone are met.

5. The fifty foot (50') building setback line is met per subsection (C)3(c) of this section.

6. Proof of stormwater certification training has been provided by the individual applying for the building permit.

- McCall City Code Section 3.7.023(C)(3)(c)(1): Requirements for Development:

There is hereby established a fifty feet (50') setback from the lake water pool shore contour and fifty feet (50') from the stream high water mark The setback shall be measured along a line perpendicular to a line tangent to the nearest point so determined on the lake water pool shore contour or stream high water mark, without regard to the spatial relationship between that

nearest point and any boundary lines of the lot in question. All structures, perched beaches, lawns (except for native grasses identified in City of McCall publication, “Native and Suitable Plants”), patios, walls and fences shall be prohibited within the fifty foot (50') setback with the following exceptions: (1) structures addressed by subsection (C)4; and (2) public walkways to the waterfront, and private walkways not exceeding eight feet (8') in width.

- McCall City Code Section 3.16.07: Design Review Criteria:

The commission or administrator shall determine the following before approval is given:

- (A) The project is in general conformance with the comprehensive plan.
- (B) The project does not jeopardize the health, safety or welfare of the public.
- (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.
- (D) The project will have no substantial impact on adjacent properties or on the community at large.
- (E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.
- (F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.
- (G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Low Density Residential:

This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites.

Staff Discussion

- The site was the subject property of DR-21-18/SH-21-05, which was a design review and shoreline review for the residential structure on the site. Condition of Approval #4 stated “Any future landscape improvements within the 50’ setback from Payette Lake will be subject to a separate design review and shoreline permit approval.” This application is the separate design review and shoreline permit application.
- The site plan includes an extension of the pathway to the north of the existing dock, which appears to be a patio. Patios are specifically prohibited within the fifty-foot (50’) shoreline setback area pursuant to McCall City Code Section 3.7.023(C)(1). Prior to the issuance of a building permit, the applicant should provide a revised landscape plan with the patio area within the fifty-foot (50’) shoreline setback area removed.

Agency –

McCall Public Works

In an email dated April 22, 2022, the City of McCall Staff Engineer had the following comments:

The Public Works Department has reviewed the documents submitted for review for **DR22-11** and have the following comments and concerns.

1. A Stormwater Application and sections A,B and F of the Stormwater Management Plan Checklist will need to be submitted for this project.
 - a. Drainage Management Guidelines: <https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 - b. Stormwater Design Criteria Resolution 16-10: <https://evogov.s3.amazonaws.com/141/media/115537.pdf>
 - c. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
2. This project is located within the Shoreline Environs Zone and that requires the responsible party identified in the stormwater application and report to have a Stormwater Certificate (MCC 3.7.023(B).6). Proof of this certificate will need to be provided to the building official prior to building permit issuance.

Please let me know if you have any questions or concerns.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

See attached letter dated March 28, 2022.

Big Payette Lake Water Quality Council (BPLWQC)

On March 25, 2022, the BPLWQC had the following comment:

The Payette Drive project for the Schwenkfelders represents a very sensitive landscaping area as the property slopes down toward Payette Lake. Any hardscape like boulders and pavers represent surfaces that do not absorb stormwater runoff nor offer the maximum protection of erosion from the property into the lake. Property owners are always encouraged to use native plants/grasses near the shore and eliminate hardscapes or at least provide spacing between pavers (as an example) where erosion absorption can occur. Preventing sediment and potential pesticides from flushing into the lake is a priority for all lakefront homes. Please see the LakeASyst packet for landscaping provided on the bigpayettelake.org website. Large boulders on the shoreline represent the single largest destructive surface for erosion control.

Public –

No public comment has been received to date.

Staff Recommendation

Staff recommends approval of this application with the Conditions of Approval listed below.

Conditions of Approval

1. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.

2. Prior to the issuance of a building permit, the applicant shall provide a revised landscape plan with the patio area within the fifty-foot (50') shoreline setback area removed.
3. Pursuant to McCall City Code Section 3.16.08, design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Prepared By:



Brian Parker
City Planner

(DR) (SH)
ck: 6616 // 6615

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received:

3-22-22

Fees Paid:

\$600

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # \$300 Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # \$300 Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Development Agreement - \$500
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: BOB SCHWENKFELDER Email: _____

Mailing Address: _____ Phone: _____

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: RYAN BALDWIN Email: ryan@bouldercreeklandscapes.com

Mailing Address: PO Box 2022 McCall ID 83638 Phone: 208 634-5268

PROPERTY INFORMATION

Address(es) of Property: 2168 PAYETTE DR

Legal Description of Property: SOUTHWEST PAYETTE COTTAGE SITES, STATE SUBDIVISION, LOT 1, BLOCK 15 0.495 Acres

Zoning District of Property: _____ Project Sq. Footage (If Applicable): _____

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

Our purpose is to add some new landscaping to the new remodeled house. Planning to add steps from existing house down to lakeside to access dock & lake. We are planning to construct terraced boulder walls to help break-up the slope, and stabilize from any future erosion. Boulder retaining wall not to exceed 30" in height. We would like to convert our existing lower deck to a paver patio area. Deck area does not sit within 50' setback. Planning to hydroseed lakeside slope with a creeping red fescue once all construction is complete

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

The submittal items identified in the application info sheets are the minimum required materials for the City to accept applications. The City Planner may require additional information based on the specific circumstances of each proposal.

Bob Schwenkfelder

Property Owner 1

Signature

Property Owner 2 *(If Applicable)*

Signature

Ryan Baldwin

Agent/Authorized Representative

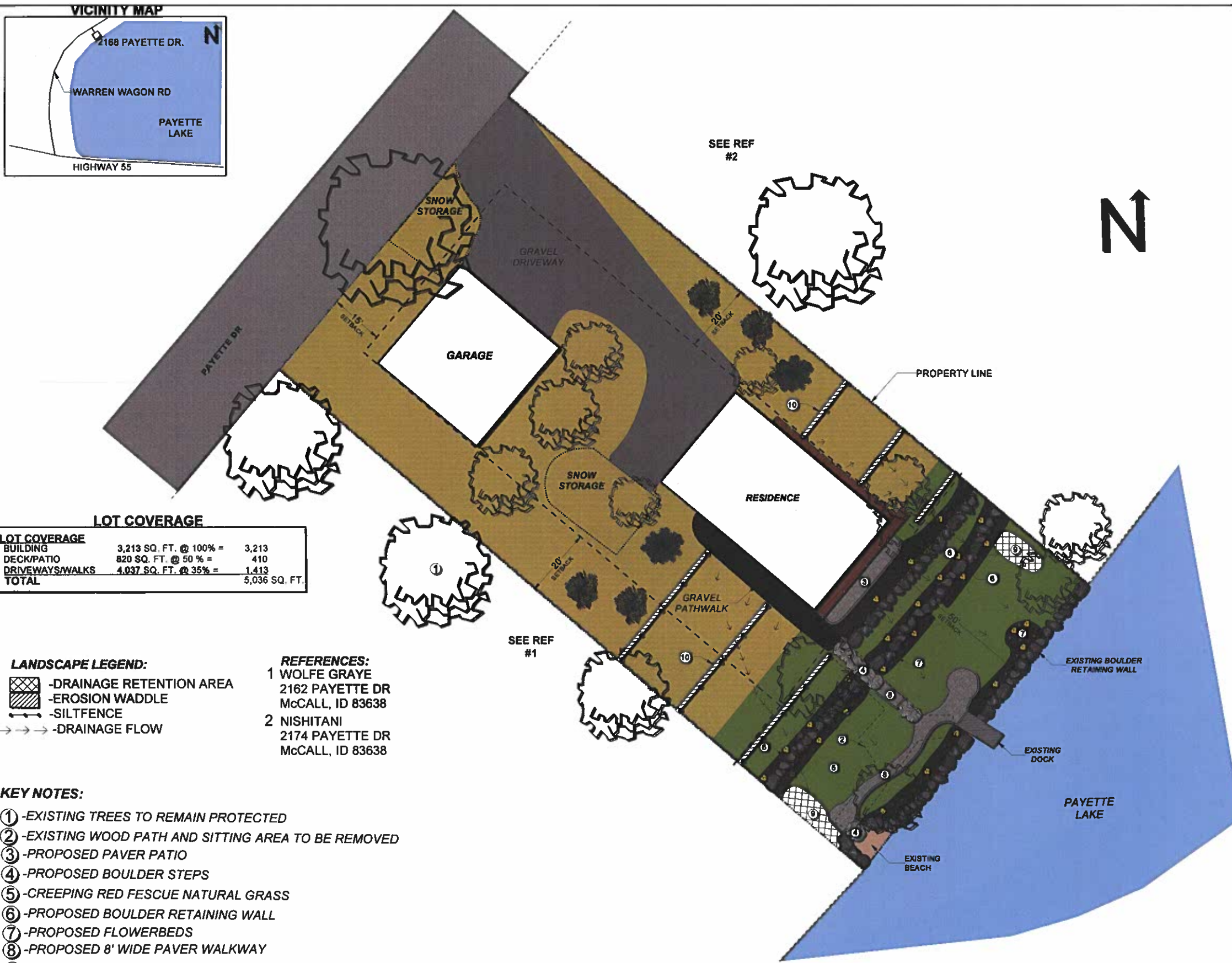
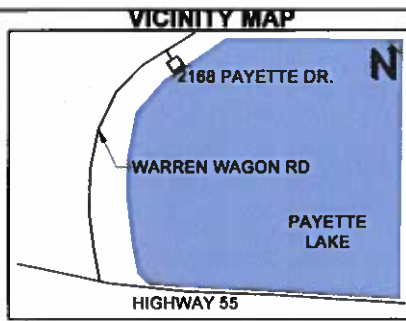
Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



Plant Legend			
Symbol	Qty	Common	Botanical
	2	Douglas Fir	Pseudotsuga Menziesii
	1	False Sunflower	Heliopsis helianthoides
	26	Forsythia	Forsythia xintermedia
	37	Frikar's Aster	Aster x frikartii
	30	Geranium - Meadow Cranesbill	Geranium pratense
	24	Japanese Barberry	Berberis thunbergii
	16	Lodgepole Pine	Pinus contorta
	4	Quaking Aspen	Populus Tremuloides
	3	Rose - Simplicity	Rosa Floribunda 'Simplicity'
	7	Wild Blue Phlox	Phlox divaricata

PROJECT DATA
PAVER WALKWAY 368 SQ. FT

LOT COVERAGE

BUILDING	3,213 SQ. FT. @ 100% =	3,213
DECK/PATIO	820 SQ. FT. @ 50 % =	410
DRIVEWAYS/WALKS	4,037 SQ. FT. @ 35% =	1,413
TOTAL		5,036 SQ. FT.

- LANDSCAPE LEGEND:**
- DRAINAGE RETENTION AREA
 - EROSION WADDLE
 - SILTFENCE
 - DRAINAGE FLOW

- REFERENCES:**
- 1 WOLFE GRAYE
2162 PAYETTE DR
McCALL, ID 83638
 - 2 NISHITANI
2174 PAYETTE DR
McCALL, ID 83638

- KEY NOTES:**
- ① -EXISTING TREES TO REMAIN PROTECTED
 - ② -EXISTING WOOD PATH AND SITTING AREA TO BE REMOVED
 - ③ -PROPOSED PAVER PATIO
 - ④ -PROPOSED BOULDER STEPS
 - ⑤ -CREEPING RED FESCUE NATURAL GRASS
 - ⑥ -PROPOSED BOULDER RETAINING WALL
 - ⑦ -PROPOSED FLOWERBEDS
 - ⑧ -PROPOSED 8' WIDE PAVER WALKWAY
 - ⑨ -PROPOSED DRAINAGE RETENTION AREA
 - ⑩ -PROPOSED BMP

GENERAL NOTES:

1. CALL 811 TO HAVE ALL UTILITIES LOCATED PRIOR TO STARTING ANY CONSTRUCTION
2. ANY CHANGES OUTSIDE OF THIS ORIGINAL SCOPE WILL BE APPROVED BY HOMEOWNERS
3. THIS IS A PRELIMINARY PLAN NOT FOR CONSTRUCTION
4. ANY AREAS DISTURBED DURING CONSTRUCTION TO BE HYDRO-SEEDED WITH NATIVE IDAHO FESCUE GRASS

LANDSCAPE PLAN

Sheet Title: **PAVER**

File: **Boulder Creek**

Designed by: **MAL**

Website: bouldercreeklandscapes.com

SCHWENKFELDER RESIDENCE
2168 PAYETTE DR.

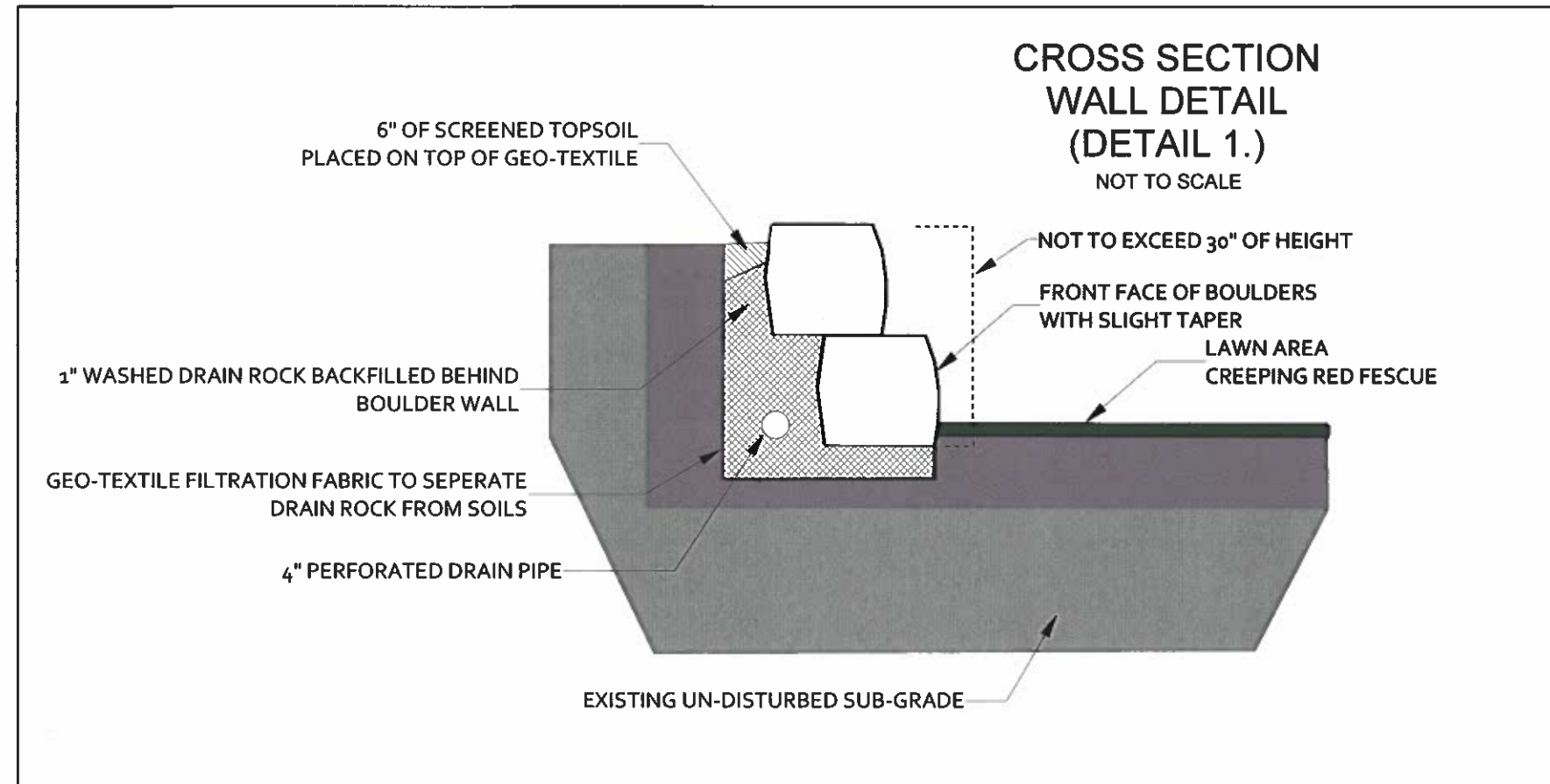
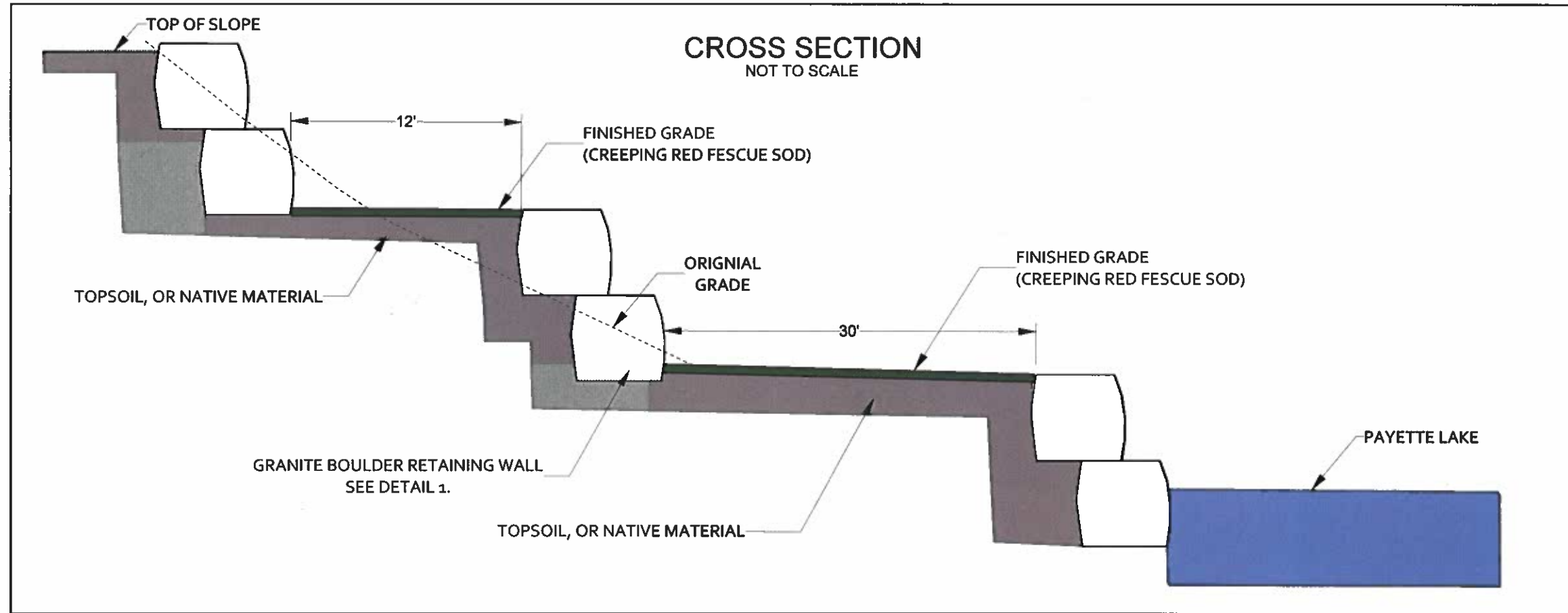
11/11/20
Date

1111_20
Job Number

SCHWE_2021
File Number

Sheet 1 of 2

L-1 PROPOSED LANDSCAPE
SCALE: 1" = 30'



RECEIVED

By Meredith Todd at 12:43 pm, Mar 23, 2022



RECEIVED

By Meredith Todd at 12:43 pm, Mar 23, 2022



RECEIVED

By Meredith Todd at 12:43 pm, Mar 23, 2022



From: [Laura Shealy](#)
To: [Brian Parker](#)
Subject: DR-22-11 - [INSERT AGENCY] Comment
Date: Saturday, March 26, 2022 6:44:39 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brian,

The Payette Drive project for the Schwenkfelders represents a very sensitive landscaping area as the property slopes down toward Payette Lake. Any hardscape like boulders and pavers represent surfaces that do not absorb stormwater runoff nor offer the maximum protection of erosion from the property into the lake. Property owners are always encouraged to use native plants/grasses near the shore and eliminate hardscapes or at least provide spacing between pavers (as an example) where erosion absorption can occur. Preventing sediment and potential pesticides from flushing into the lake is a priority for all lakefront homes. Please see the LakeASyst packet for landscaping provided on the bigpayettelake.org website. Large boulders on the shoreline represent the single largest destructive surface for erosion control.

Thank you,

Laura Shealy

Big Payette Lake Water Quality Council

Board Member



PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

March 28, 2022

Brian Parker
City of McCall
216 East Park Street
McCall, Idaho 83638

RE: DR-22-11, 2168 Payette Drive

Brian:

Payette Lakes Recreational Water and Sewer District (District) has reviewed the proposed project at the above referenced address, and has the following comments.

1. There is a sewer service connection for the existing structure or manhole in the area of construction, the sewer service connection and manhole shall be protected from damage during demolition of the existing structures and construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. The sewer line must keep a minimum of 36" of cover if it is a gravity line and 72" if it is a force main.

Please contact me should you have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to read "Jeff Bateman", with a long horizontal line extending to the right.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
Email: jbateman@plrwsd.org

From: [Morgan Stroud](#)
To: ryan.bouldercreeklandscapes.com
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: DR22-11 - 2168 Payette Drive - Engineering Review #1
Date: Friday, April 22, 2022 2:35:54 PM
Attachments: [image001.png](#)

The Public Works Department has reviewed the documents submitted for review for **DR22-11** and have the following comments and concerns.

1. A Stormwater Application and sections A,B and F of the Stormwater Management Plan Checklist will need to be submitted for this project.
 - a. Drainage Management Guidelines:
<https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 - b. Stormwater Design Criteria Resolution 16-10:
<https://evogov.s3.amazonaws.com/141/media/115537.pdf>
 - c. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
2. This project is located within the Shoreline Environs Zone and that requires the responsible party identified in the stormwater application and report to have a Stormwater Certificate (MCC 3.7.023(B).6). Proof of this certificate will need to be provided to the building official prior to building permit issuance.

Please let me know if you have any questions or concerns.

Thank you,



McCall Public Works

Morgan Stroud, E.I.T.

Staff Engineer

(D) 208.634.3458

(C) 208.315.2299

www.mccall.id.us/engineering



City of McCall
COMMUNITY
DEVELOPMENT

DR-22-13 - 200, 202, 204 Forest St

**Mike Dahlberg for St. Luke's McCall/
McCall Memorial Hospital District**

May 17, 2022

Public Hearing

McCall Area Planning and Zoning Commission

Staff Report

DR-22-13

TBD Forest Street

May 17, 2022

Applicant: McCall Memorial Hospital District
Representative: Mike Dahlberg
Application: Design Review
Zoning District: CV - Civic
Jurisdictional Area: City Limits

Description

An application for Design Review to pave 3 currently unpaved lots that are separated into a single continuous and paved lot to come into conformance with city code. The project will increase the total parking available to the hospital from 105 spaces across facilities, mostly unpaved, to 157 paved spaces.

Staff Analysis

Project Information

Zoning District: CV - Civic

Comprehensive Plan Designation: Civic

Project Acreage: 1.36-acres (59,229 square-feet)

Proposed Use: Parking lot for medical clinic

Code Sections of Interest

- McCall City Code Section 3.8.061: Parking and Internal Circulation Development Standards:

(A) Purpose: To minimize the visual impacts of off-street parking and loading areas, to discourage large expanses of pavement, and to reduce the conflicts between different circulation needs, especially pedestrians.

(B) Location:

1. On-site parking shall be located so that it does not dominate the streetscape and views from surrounding properties.
2. When parking lots occur on sloping terrain, the parking lots shall be stepped to follow the terrain rather than allowing the lot surface to extend above natural grade.
3. In the CC, CBD, NC,BP and CV Zones, multi-family residential uses in any zone, and conditional use permits for new uses in residential zones, all on-site parking shall be located on the side or behind the structure facing the primary street.

(C) Landscaping And Screening:

1. Parking lot landscaping shall meet the objectives of reducing the visual and noise impacts from vehicles, softening the expanse of hard surface areas, reinforcing circulation, and providing stormwater benefits.
2. For parking lots over fifty thousand square feet (50,000 sf) in size, a minimum of ten percent (10%) of the site shall be in interior parking lot landscaping. Public art, decorative paving, kiosks, green infrastructure or parking lot configurations that break-up the expanse of pavement may be substituted for interior landscaping.
3. Landscaped areas shall be consolidated to enhance tree and plant material growing conditions that reflect the natural growing patterns of the native landscape, and to provide locations for snow storage, natural drainage, light fixtures and other utilities.
4. Landscape materials shall consist of native trees, vegetation, including grasses, hardy shrubs, or evergreen ground cover, and maintained in good condition. (See City of McCall publication, "Native and Suitable Plants".)
5. Where parking areas adjoin or face any residential property, the parking lot shall be effectively screened by an acceptably designed wall, fence, hedge berm or planting screen.
 - a. Fence or wall screens shall be not less than four feet (4') or more than six feet (6') in height except in street setback areas where it shall not exceed four feet (4').
 - b. Planting screens shall not be less than four feet (4') in height.
 - c. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then with the approval of the Administrator, in writing, no such fence, wall or planting screen and landscaping shall be required.

- d. The use of chain link fencing in any residential zone, CBD and CC zones is prohibited. In all other zones, approval by the Administrator is required.

(D) Parking Access:

1. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
2. Any parking area (except approved residential driveways) shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion.
3. Parking design that uses the street frontage as the access for an individual parking stall is prohibited.

(E) Surfacing:

1. In the CC, CBD, NC, BP, I, AP and CV Zones, parking and loading spaces and driveways shall have an improved surface including asphalt, concrete, paving stones, grasscrete pavers bricks, or in the I Zone, other material that does not generate significant dust or other particulate matter in the air during ordinary use by wheeled equipment/vehicles.
 - a. Any parking or loading area that is found to generate significant dust shall be required to mitigate by resurfacing and/or implementing a dust abatement program that is approved by the City Engineer.
 - b. All parking or loading spaces or driveways accessing a public/private roadway shall include a formal approach apron consisting of asphalt, concrete, paving stones, or bricks. The apron shall extend entirely from the property/right-of-way line and connect to the adjoining roadway and shall not be less than fifteen feet (15') in length.
2. In the AF, RR, RE, R1, R4, R8, and R16 Zones, and residential uses in any zone, parking and loading spaces may use other materials (such as gravel) that provide a stable driving surface under all weather and moisture conditions and during ordinary use by wheeled vehicles which prevents the raising of road dust or other like particulate matter into the air.

(F) Internal Circulation: The design of internal circulation shall be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.

1. Pedestrian circulation shall be clearly identifiable using continuous sidewalks, separated walkways within parking areas and well-designed pedestrian crossings.
2. Driveways, aisles and turnaround areas shall meet the standards for fire and refuse access.
3. Bus pullouts may be required when a development is adjacent to an existing or planned bus stop.

(G) Drainage: All parking and loading areas shall provide for proper drainage of surface water so as to prevent the drainage of such water onto adjacent properties or walkways.

(H) Lighting: Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property. See chapter 14, "Outdoor Lighting", of this title.

- McCall City Code Section 3.8.062: Off Street Parking:

Table 3.8.062 requires one (1) parking space per five hundred (500) square feet of floor area for "Medical and dental clinics."

- McCall City Code Section 3.8.063: Bicycle Parking:

Table 3.8.063 states that the minimum number of long-term and short-term bicycle parking spaces for "Other categories" shall be determined through design review.

- McCall City Code Section 3.8.23: Site Design:

(A) Purpose:

1. To ensure that site development maintains natural features of the site and is compatible with the surrounding built and natural environment.
2. To guarantee that site planning is undertaken as an integrated process inclusive of all factors influencing the development of the site and showing compliance with requirements of this title including the following:
 - a. Chapters 3-7 "Development Standards" for all Zones including: setbacks, lot coverage, and distance between buildings.
 - b. 3.7.021 "Shoreline And River Environs Zone."
 - c. 3.7.031 "Scenic Route Zone."
 - d. 3.8.04 "Fire Mitigation Standards."
 - e. 3.8.061 "Parking, Loading And Internal Circulation Area Development Standards."
 - f. 3.8.063 "Bicycle Parking."
 - g. 3.8.064 "Driveways."
 - h. 3.8.066 "Loading Areas."
 - i. 3.8.10 "Fencing And Walls."
 - j. 3.8.12 "Corner Vision."
 - k. 3.8.13 "Landscaping And Buffering."
 - l. 3.8.15 "Snow Storage And Drainage."
 - m. 3.8.19 "Main Entrances In R4 Through R16 Zones."
 - n. 3.8.20 "Special Standards For Garages."
 - o. 3.8.24 "Design, Location, And Screening Of Service Areas."
 - p. Chapter 14 "Outdoor Lighting."
 - q. 9.7.033 "Special Subdivision And Development Standards" for cuts, fills and grading.

(B) Structures shall be located in a manner that preserves significant vegetation as set forth in section 3.8.13, as well as water courses, wildlife corridors, wetlands, and significant natural features. Projects should be designed so they complement rather than dominate the natural landscape. To meet this performance standard all structures should be located:

1. In one of three (3) locations: (a) within tree masses; (b) at the edge of tree or land masses overlooking open space; or (c) in such a way as to preserve the predominate natural features of the site; and
 2. At least fifteen feet (15') from any wetland, stream or watercourse.
- (C) Site design shall minimize the modification of natural drainage patterns.
1. When modifications are necessary, surface drainage systems such as swales and retention basins are preferable to underground systems.
 2. Drainage designs shall avoid the concentration, runoff, and acceleration of the runoff.
 3. Site design shall be executed in a way which will avoid drainage impacts such as erosion and road damage both on-site as well as downstream.
 4. Drainage designs shall avoid damage to the root systems of existing trees from either trenching, grading changes or over saturation of soils around trees.
- (D) Site grading shall follow the natural terrain of the land and be the minimum necessary for development of the site as determined by the Administrator and Public Works Director.
1. Slopes shall be no steeper than 3-to-1 unless qualified soils engineering information is provided as part of the application.
 2. Cuts and fills shall have surface drainage that prevents off-site impacts, provides erosion control, and avoids impacts to existing and offsite trees.
 3. Cut and fill slopes shall be re-vegetated and terraced or controlled by retaining walls to protect against erosion, sedimentation, and the spread or cultivation of noxious and invasive weeds.
- (E) Structures shall be sited so that their form does not break prominent skyline and preserves significant views. Development located on ridgetops is prohibited.
- (F) The alignment of streets and driveways shall follow the contours of the site to minimize cuts and fills, preserve natural drainage patterns, and produce roads that are easily negotiated.
- (G) All utilities shall be installed underground.
1. New underground utilities shall be located outside of the dripline of existing trees if trenched or be tunneled a minimum of three (3) feet below existing grade within the tree's dripline. The guiding principle is that no tree root two inches (2") or larger shall be cut.
 2. In all commercial zones, all utilities within the public right of way adjacent to the front property line shall be undergrounded or conduit installed for future undergrounding.
- McCall City Code Section 3.16.07: Design Review Criteria:
The commission or administrator shall determine the following before approval is given:
 - (A) The project is in general conformance with the comprehensive plan.
 - (B) The project does not jeopardize the health, safety or welfare of the public.
 - (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.

(D) The project will have no substantial impact on adjacent properties or on the community at large.

(E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.

(F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.

(G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Civic:

This land use designation is intended to provide for governmental offices and other civic facilities including governmental, cultural, and recreational facilities. Mixed use is allowed in combination with public uses. On the Future Land Use Map, it is applied to schools, parks, the hospital, and other selected public properties.

- Deep Dive – Transportation Policy 4.1:

Focus on efficiency of existing parking supply as a higher priority than increasing parking supply.

Staff Discussion

- The applicant is proposing to reconfigure and pave an existing parking lot adjacent to the Allen Nokes Medical Clinic. The parcel that the contains the medical clinic includes 28 parking spaces, and the proposed parking area includes 52 parking spaces, for a total of 80 parking spaces. The minimum required parking for this land use type is one (1) parking space per five hundred (500) square feet of floor area, or nine (9) total parking spaces.
- The site plan, date stamped by the City on March 23, 2022, does not identify any bicycle parking on the property. As medical facilities are not identified in the Table 3.8.063, the minimum number of long-term and short-term bicycle parking spaces is to be determined through design review. As the applicant has identified vehicular parking demand as an issue at the hospital, the applicant has a substantial interest in encouraging active, healthy transportation, the facility is adjacent to Forest Street, which has bike paths, and the City of McCall's Comprehensive Plan and Transportation Master Plan encourage bicycle use, the bicycle parking should be ample. Prior to the issuance of a building permit, the applicant should provide a revised site plan identifying a minimum of twenty (20) short-term and four (4) long-term bicycle parking spaces. The required bicycle parking should be in conformance with McCall City Code Section 3.8.063(A)-(F) and the Association of Pedestrian and Bicycle Professionals' *Essentials of Bike Parking*.
- No details regarding the style of the parking lot light fixtures have been provided to date. Prior to the issuance of a building permit, the applicant should provide light fixture details in conformance with Chapter 14, Title III, McCall City Code.

- The site plan identifies overhead power lines above landscaped areas adjacent to Forest Street. McCall City Code Section 3.8.23(G) requires all overhead power lines to be undergrounded. Prior to the issuance of a building permit, the applicant should provide a revised site plan with all overhead power moved underground.
- Parking lots on lots without a structure are not identified in Table 3.6.02, and are therefore conditionally permitted in the CV zone. As the proposed parking facility is clearly ancillary to the Allen Nokes Medical Clinic, the application may proceed without applying for a conditional use permit. Prior to the issuance of a building permit, the applicant should submit an application for a record of survey to combine the parking lot parcels with the parcel containing the Allen Nokes Medical Clinic.

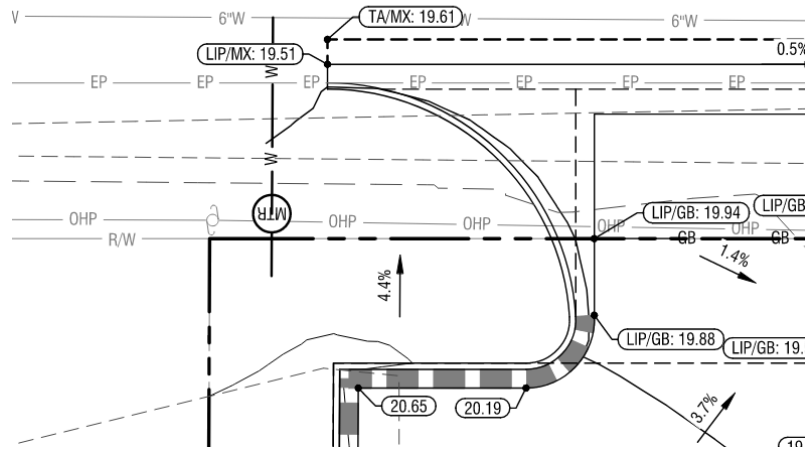
Agency –

McCall Public Works

In an email dated May 16, 2022, the City of McCall Staff Engineer had the following comments:

The Public Works Department has reviewed the documents submitted for review for **DR22-13** and have the following comments and concerns.

1. Based on a review of the site plan information, it appears that the proposed project will include more than **15,000 square feet** of impervious surface and will be required to provide stormwater management provisions that conform with the City's Drainage Management Guidelines (DMG's). The project will be required to submit a stormwater application and a report that addresses Sections A,B,C,D,E, and F of the DMGs and include provisions for the conveyance, first flush stormwater treatment, stormwater flow attenuation, pipe sizing for connections into the existing stormwater system, and erosion control during construction. With the information provided in this initial submittal it appears that the site demonstrates compliance with the stormwater design requirements, after the additions above are submitted and approved. Please note that projects that are proposing more than 5,000 square feet of impervious area are required to submit documents prepared and stamped by an Idaho Licensed Professional Engineer. Below are links that will be helpful for putting your stormwater management plan and report together:
 1. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
 2. Drainage Management Guidelines: <https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 3. Stormwater Design Criteria Resolution 16-10: <https://evogov.s3.amazonaws.com/141/media/115537.pdf>
 4. DEQ BMP Catalog: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>
2. The assumed stormwater facility that is adjacent to the edge of pavement of Forest Street is proposing to tie into an existing stormwater facility. Calculations need to be provided to show that capacity within the existing system, and overflowing will not occur into the roadway.
3. The grading plan does not detail how the area within the curbed sections in the Forest Street ROW will be handled. Please update your grading plan to identify this detail.
4. How is drainage west of the proposed curb and gutter being handled? It appears that an inlet may be required and an extension of the stormwater main in Forest Street.



- a.
5. Forest Street Improvements (collector – urban, approx. 60’ ROW total):
 - a. Forest Street in this location will ideally have bike lanes and a paved shoulder for other uses. This plan identified a paved section of about 34 feet. There is a shortage of total right-of-way width of about 10-11 feet of our standard detail, which would be consistent of a cross-section without on-street parking. Please provide a signage and striping plan to show that your proposed improvements are consistent with our vision for Forest Street.
 - b. A curb ramp on this site, a receiving ramp on the north side of Forest Street and a striped crosswalk will need to be installed with this project to promote safe crossings of Forest Street to the hospital facilities. Identifying a pathway/sidewalk that leads to the curb ramp on this site should also be shown on updated site plans
 6. Please clarify if this project is proposing to utilize the existing meter on site for irrigation of the landscaped areas.
 7. A 12’ snow storage, utility, and drainage easement shall be dedicated (declared) to the City along the Forest Street right-of-way, because this is a constrained right-of-way section. Please let me know if you need our standard template.
 8. Plantings shown within 12 feet of the edge of pavement will need to be tolerant to snow storage holding and tolerant of salts used for de-icing roadways.

Please let me know if you have any questions or concerns. Final Engineering Approval is required prior to Building Permit issuance

Public –

No public comment has been received to date.

Staff Recommendation

Staff recommends approval of this application with the Conditions of Approval listed below.

Conditions of Approval

1. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to the issuance of a building permit, the applicant shall provide a revised site plan identifying a minimum of twenty (20) short-term and four (4) long-term bicycle parking spaces. The required

bicycle parking shall be in conformance with McCall City Code Section 3.8.063(A)-(F) and the Association of Pedestrian and Bicycle Professionals' *Essentials of Bike Parking*.

3. Prior to the issuance of a building permit, the applicant shall provide light fixture details in conformance with Chapter 14, Title III, McCall City Code.
4. Prior to the issuance of a building permit, the applicant shall provide a revised site plan with all overhead power moved underground.
5. Prior to the issuance of a building permit, the applicant shall submit an application for a record of survey to combine the parking lot parcels with the parcel containing the Allen Nokes Medical Clinic.
6. Pursuant to McCall City Code Section 3.16.08, design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Prepared By:



Brian Parker
City Planner

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. **These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.**

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Development Agreement - \$500
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: MCCALL MEMORIAL HOSPITAL DISTRICT Email: greena@slhs.org (Amber Green COO/ CNO St Lukes McCall Hospital)

Mailing Address: 1000 State Street, PO BOX 128, McCall Id 83638 Phone: 208-630-2255 (Amber Green COO/ CNO St Lukes McCall Hospital)

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Mike Dahlberg Email: 208 997 4962

Mailing Address: 190 East Bannock St Boise 83712 Phone: dahlberm@slhs.org

PROPERTY INFORMATION

Address(es) of Property: 200, 202, 204 Forest St., McCall Idaho RPM001300B002A, RPM001300B002B, RPM001300B0010

Legal Description of Property: Brundage Subdivision Block B Lot #1 & #2

Zoning District of Property: CV Project Sq. Footage (If Applicable): 59,229 sf / .69 Acres

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

- Parking lot improvements to the two gravel lots located just west of the existing Allen Nokes Clinic located on Forest Street in McCall Idaho. The scope of the project includes a new parking lot layout, grading, paving, site lighting, and landscaping improvements. The existing conditions is a graveled parking lot. The scope of the project will include reseal and striping at the existing asphalt lot immediate to the clinic, existing paving, lighting and landscaping around the existing building is to stay as is.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

The submittal items identified in the application info sheets are the minimum required materials for the City to accept applications. The City Planner may require additional information based on the specific circumstances of each proposal.

MCCALL MEMORIAL HOSPITAL DISTRICT
TRAVIS LEONARD

Property Owner 1

Signature

Property Owner 2 (If Applicable)

ST. LUKE'S HEALTH SYSTEM
AMBER GREEN

Agent/Authorized Representative

Signature

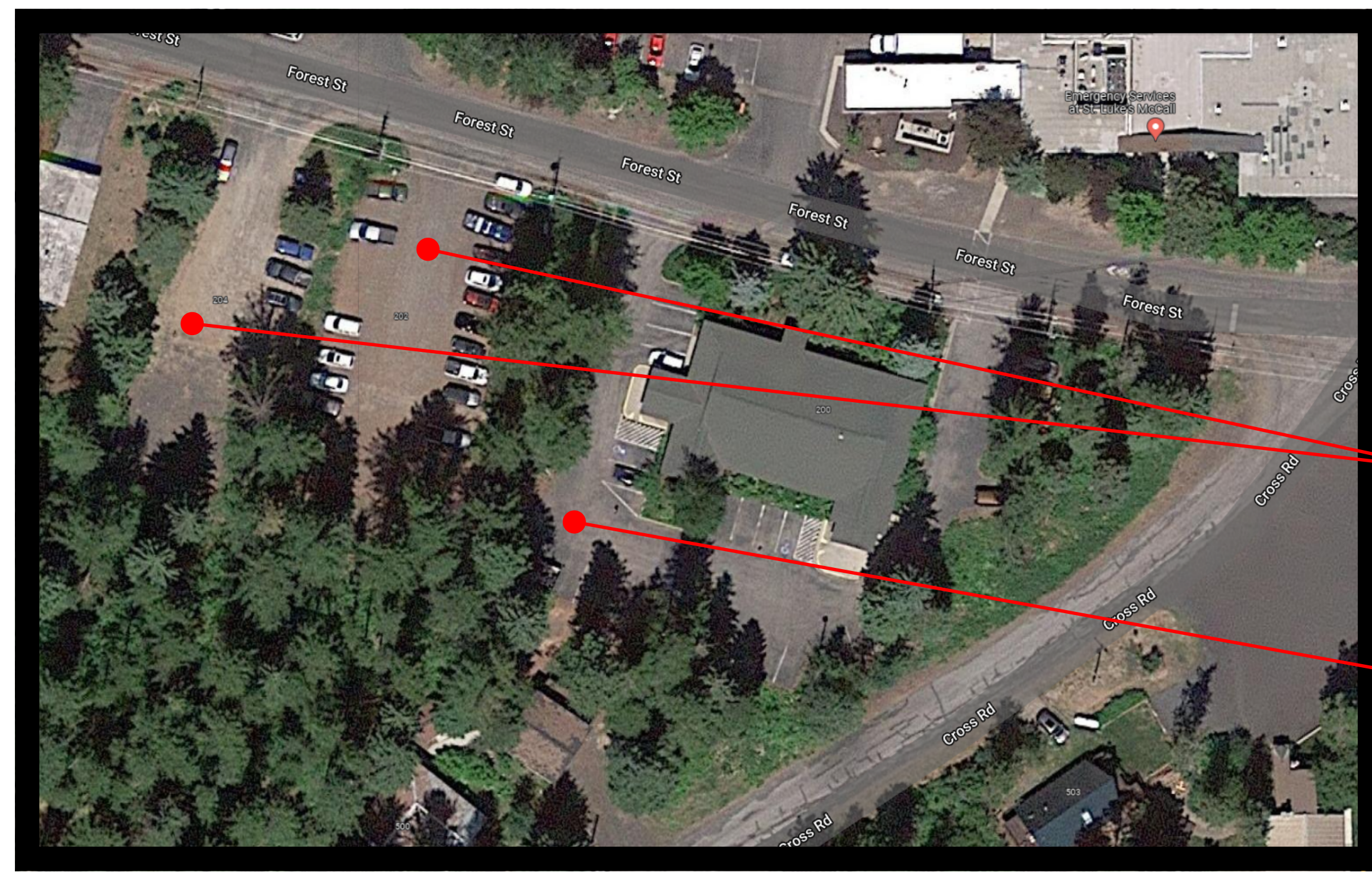
Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

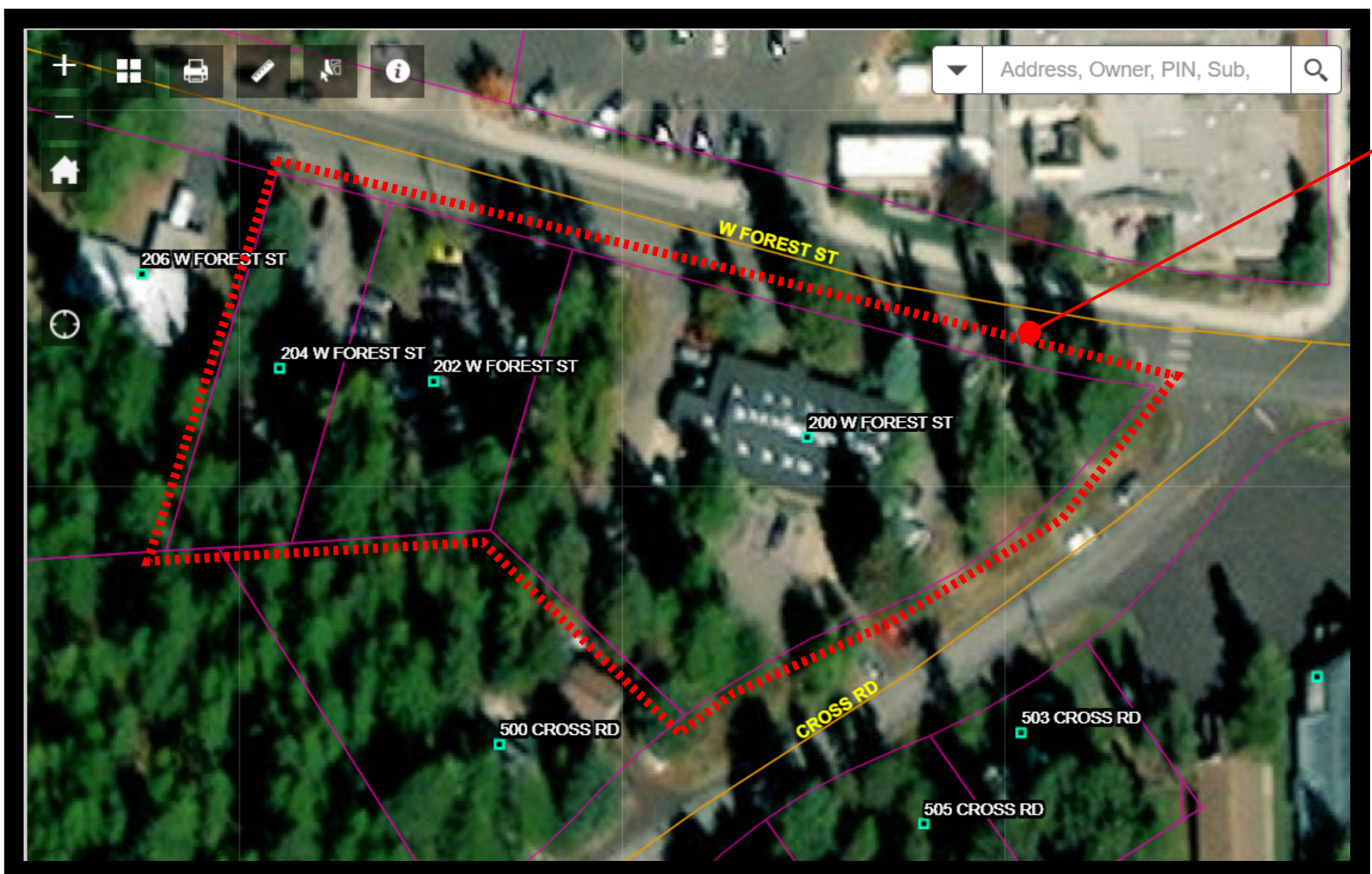
I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



EXISTING AERIAL VIEW

EXISTING UNIMPROVED LOTS (NOT CURRENTLY IN COMPLIANCE, CURRENTLY GRAVEL, NOT LANDSCAPED OR IRRIGATION, EXISTING SITE LIGHTING AND PARKING WAS NEVER PERMITTED)

EXISTING IMPROVED LOT, ASPHALT, LANDSCAPING, IRRIGATION, SITE LIGHTING



EXISTING PLAT PLAN

EXISTING (3) LOTS TO BE CONSOLIDATED

200, 202, 204 WEST FOREST STREET

Parking lot improvements to the two gravel lots located just west of the existing Allen Nokes Clinic located on Forest Street in McCall Idaho. The scope of the project includes a new parking lot layout, grading, paving, site lighting, and landscaping improvements. The existing conditions is a graveled parking lot. The scope of the project will include reseal and striping at the existing asphalt lot immediate to the clinic, existing paving, lighting and landscaping around the existing building is to stay as is.

PROJECT DESCRIPTION

Intent is to consolidate the (3) existing lots #200, #202, #204 into a single lot serving the existing Allen Nokes Clinic building in order to be compliant with the existing zoning "CV".

PROJECT AREA: 59,229 sf /1.36Acres

PROJECT ADDRESS: 200, 202, 204 Forest St., McCall Idaho

RPM001300B002A, RPM001300B002B, RPM001300B0010

EXISTING ALLEN NOKES CLINIC AREA: 4,740 SF

LEGAL DESCRIPTION: Brundage Subdivision Block B Lot #1 & #2

ZONING: "CV"

PRIMARY USE: "BUSINESS"/ MEDICAL OFFICE BUILDING - CLINIC

SETBACKS 10FT

LOT COVERAGE: 64.5%

SNOW STORAGE: 7000 SF

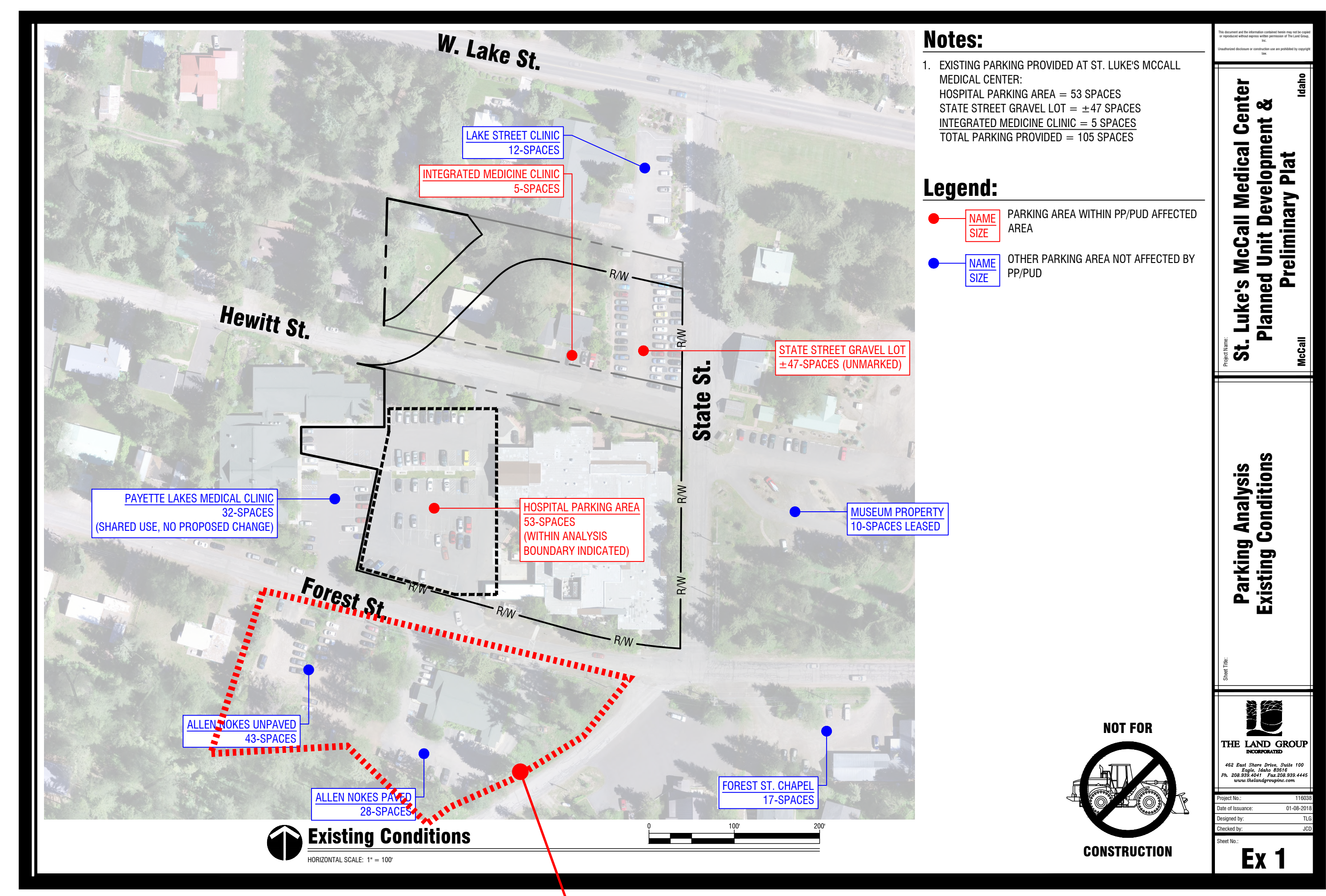
EXISTING ALLEN NOKES CLINIC REQUIRED PARKING: (TABLE 3.8.062) 1 STALL PER 500SF/ 9 TOTAL REQUIRED MINIMUM

ACTUAL ALLEN NOKES CLINIC PARKING: 52 NEW + 28 EXISTING = 80 TOTAL STALLS

PROJECT INFORMATION

RECEIVED
By Meredith Todd at 1:53 pm, Mar 23, 2022

EXISTING CAMPUS PARKING ANALYSIS
(SUBMITTED AS PART OF HOSPITAL PROJECT IN JANUARY 2018)



AREA BEING CONFIGURED AS PART OF THIS PARKING LOT PROJECT

PARKING TO INCREASE BY A TOTAL OF 9 STALLS



FOREST STREET AND CROSS STREET LOOKING WEST



EXISTING # 200 PARCEL LOOKING SOUTH



EXISTING # 200 PARCEL LOOKING WEST TOWARDS #202 LOT



EXISTING 204 LOT LOOKING EAST TOWARDS #202 AND #200 LOTS



FOREST STREET LOOKING EAST

EXISTING SITE LIGHTING TO BE REPLACED

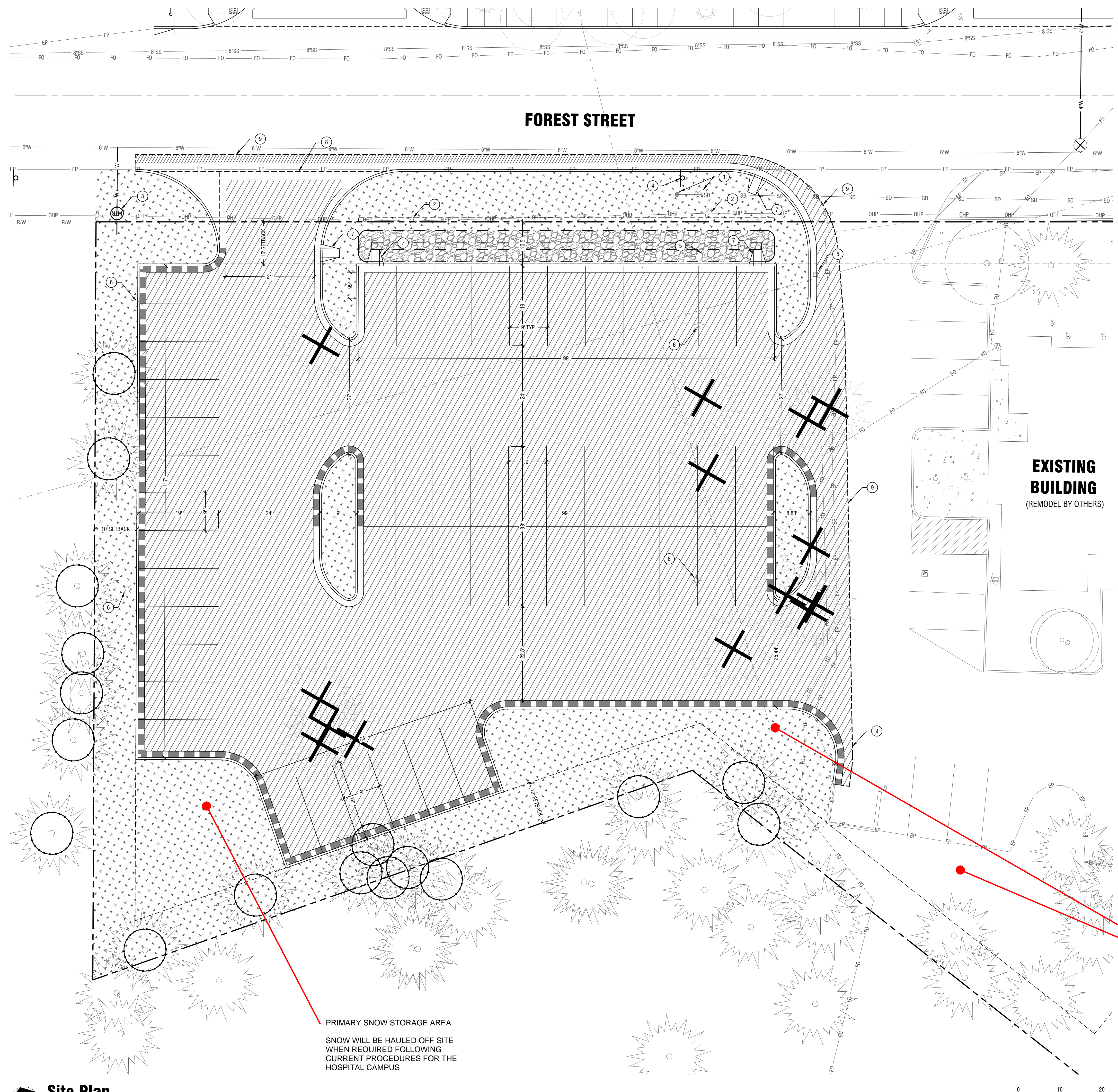
EXISTING LANDSCAPE TO BE RECONFIGURED

EXISTING CONDITIONS



1 2 3 4 5 6

E
D
C
B
A



Sheet Notes:
 A. ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 B. IRRIGATION WILL BE SUPPLIED FROM EXISTING IRRIGATION ON SITE.

Project Calculations:
LOT SIZE
 • OVERALL LOT SIZE: 59,229 SF (1.36 AC)
 • TOTAL PROPOSED DEVELOPMENT: 29,992 SF (0.69 ACRES)

SETBACKS:
 • EXISTING: N/A
 • PROPOSED: 10'

PROPERTY FRONTAGE:
 414.8' (RD40 STREET)
 277.3' (CROSS ROAD)

LOT COVERAGE CALCULATION
 • EXISTING: 32.2%
 • POST DEVELOPMENT: 64.5%

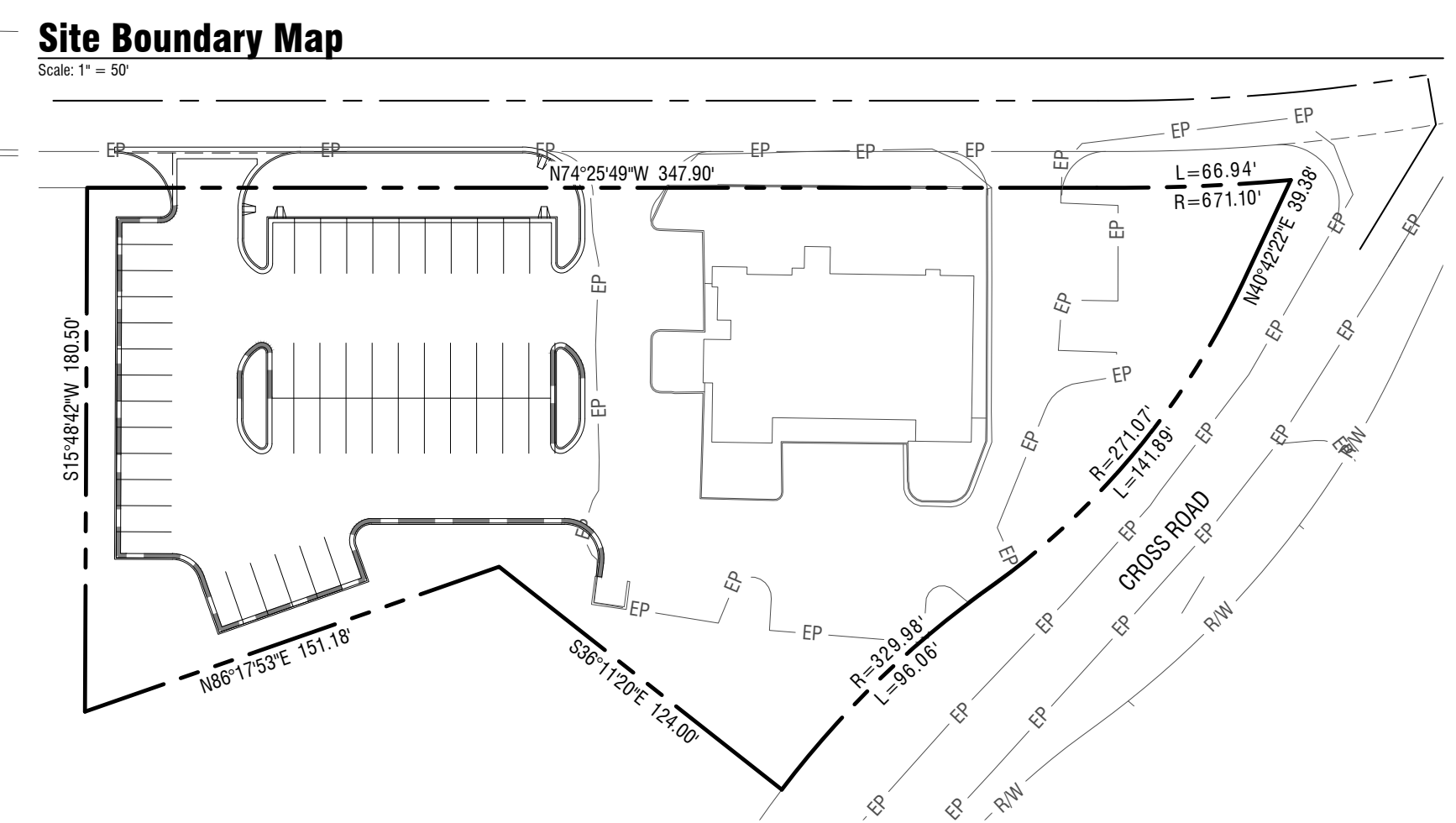
SNOW STORAGE
 • REQUIRED: 6,542 SF (33% OF IMPERVIOUS AREA)
 • PROVIDED: 7,000 SF

Material Legend:
 [Symbol] ASPHALT PAVING [Symbol] LANDSCAPE AREAS: REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION.
 [Symbol] 16-IN DEPTH OF 6 TO 9-IN ROUND RIVER COBBLE AT SWALE

Curb and Gutter Legend:
 [Symbol] CATCH CURB AND GUTTER.
 [Symbol] REVERSE CURB AND GUTTER.

Keynotes:
 [Symbol] CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. RETAIN AND PROTECT EXISTING DRAINAGE STRUCTURE.
2. RETAIN AND PROTECT EXISTING POWER POLE.
3. RETAIN AND PROTECT EXISTING WATER METER.
4. RETAIN AND PROTECT EXISTING SIGN.
5. RELOCATE EXISTING ELECTRICAL BOX.
6. RELOCATE EXISTING PARKING LOT LIGHT.
7. PROPOSED CURB DRAIN.
8. PROPOSED 4" WIDE VALLEY GUTTER.
9. PROPOSED SAW-CUT LINE.

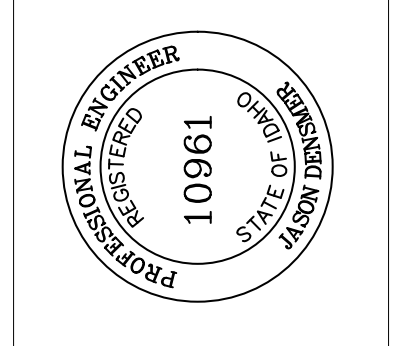


Site Plan
 Horizontal Scale: 1" = 10'

PRIMARY SNOW STORAGE AREA
 SNOW WILL BE HAULED OFF SITE WHEN REQUIRED FOLLOWING CURRENT PROCEDURES FOR THE HOSPITAL CAMPUS

PRIMARY SNOW STORAGE AREA
 SNOW WILL BE HAULED OFF SITE WHEN REQUIRED FOLLOWING CURRENT PROCEDURES FOR THE HOSPITAL CAMPUS

RECEIVED
 By Meredith Todd at 1:53 pm, Mar 23, 2022



STAMP

442 East Shore Drive, Suite 900
 Eagle, Idaho 83418



Allen Nokes Urgent Care Remodel
 200 Forest Street, McCall, ID 83638

HUMMEL
 ARCHITECTS



PROJECT	DATE
121203	02/11/2022
DRAWN	CHECKED
TJG	JCD

#	Description	Date

SHEET TITLE
 SITE PLAN

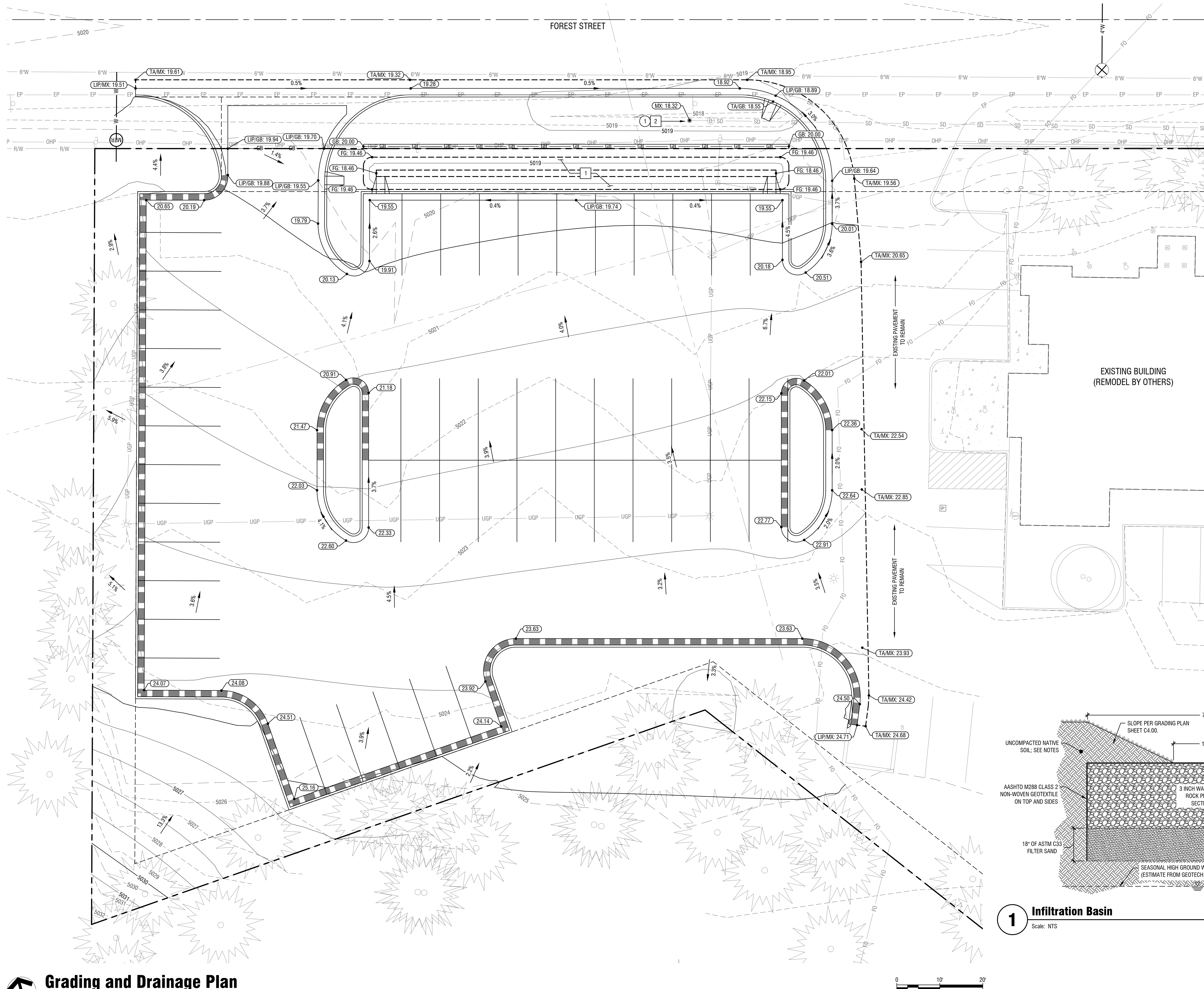
SHEET
C2.00

DESIGN REVIEW

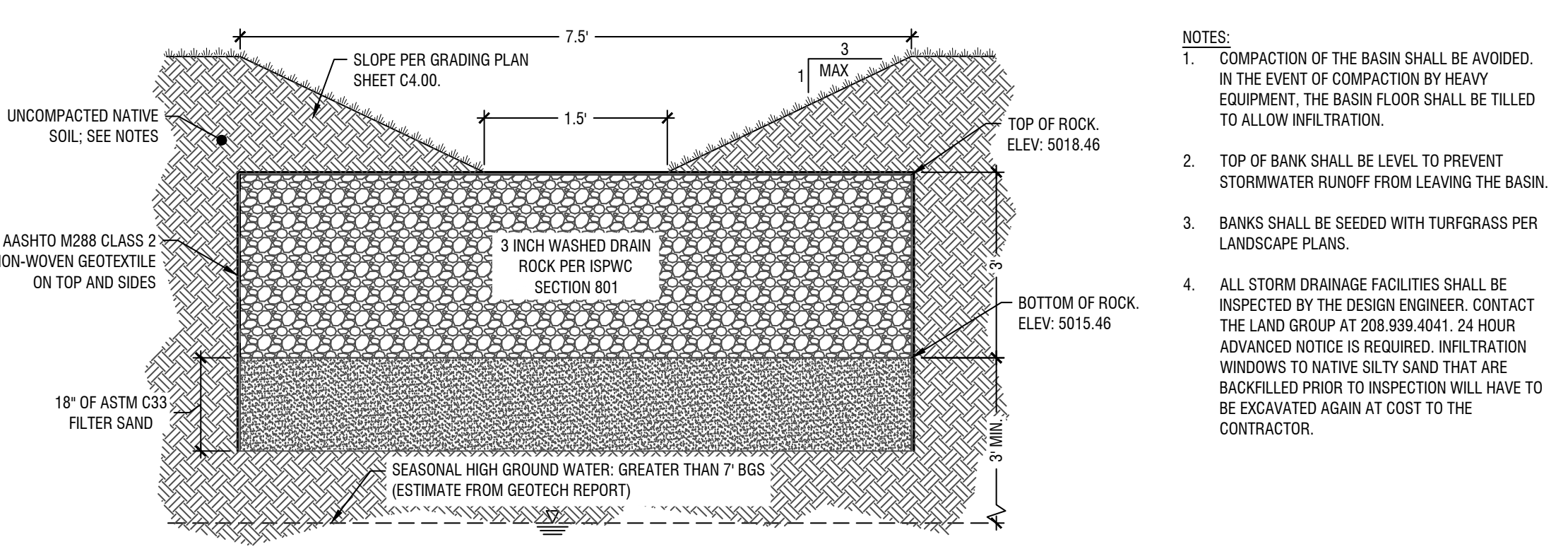


CIVIL SITE PLAN





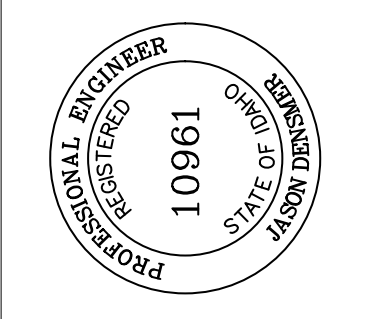
- Sheet Notes:**
- CONTRACTOR SHALL COMPLY WITH PROJECT CONSTRUCTION NOTES.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), THE PROJECT SPECIFICATIONS, THE CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS AND THE PROJECT PLAN SET.
 - SPOT ELEVATIONS INDICATE TOP OF CONCRETE UNLESS INDICATED BY THE FOLLOWING ABBREVIATIONS:
GB-GRADE BREAK
MX-MATCH EXISTING
RMA-RMA OF STRUCTURE
LPLP-LEAF OF GUTTER
TA-TOP OF ASPHALT
TBC-TOP BACK OF CURB
 - ADD 5000 TO SPOT ELEVATIONS TO GET ACTUAL ELEVATION.
 - ALL STORM DRAINAGE FACILITIES SHALL BE INSPECTED BY THE DESIGN ENGINEER. CONTACT THE LAND GROUP AT 208-839-4041. 24 HOURS ADVANCE NOTICE IS REQUIRED. SEEPAGE BEDS THAT ARE BACKFILLED PRIOR TO INSPECTION WILL HAVE TO BE EXCAVATED AGAIN AT COST TO THE CONTRACTOR.
 - ENSURE POSITIVE DRAINAGE TO ALL DRAINAGE STRUCTURES WITH GRATED LIDS.
- Grading Keynotes:**
- ENSURE POSITIVE DRAINAGE TO EXISTING GRATED INLET.
 - GRADE TO EXISTING AT 3:1. MATCH TO EXISTING GRADES APPROXIMATELY ALONG THIS LINE.
- Storm Drain Keynotes:**
- INSTALL INFILTRATION BASIN WITH INFILTRATION WINDOW PER DETAIL 1/C4.00.
 - EXISTING CATCH BASIN TO REMAIN.



1 Infiltration Basin
Scale: NTS

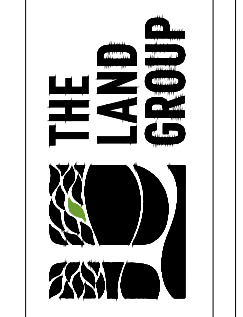
Grading and Drainage Plan
Horizontal Scale: 1" = 10'

RECEIVED
By Meredith Todd at 1:53 pm, Mar 23, 2022



STAMP

Allen Nokes Urgent Care Remodel
200 Forest Street, McCall, ID 83638



HUMMEL ARCHITECTS



PROJECT	DATE
121203	02.11.2022
DRAWN	CHECKED
TJG	JCD

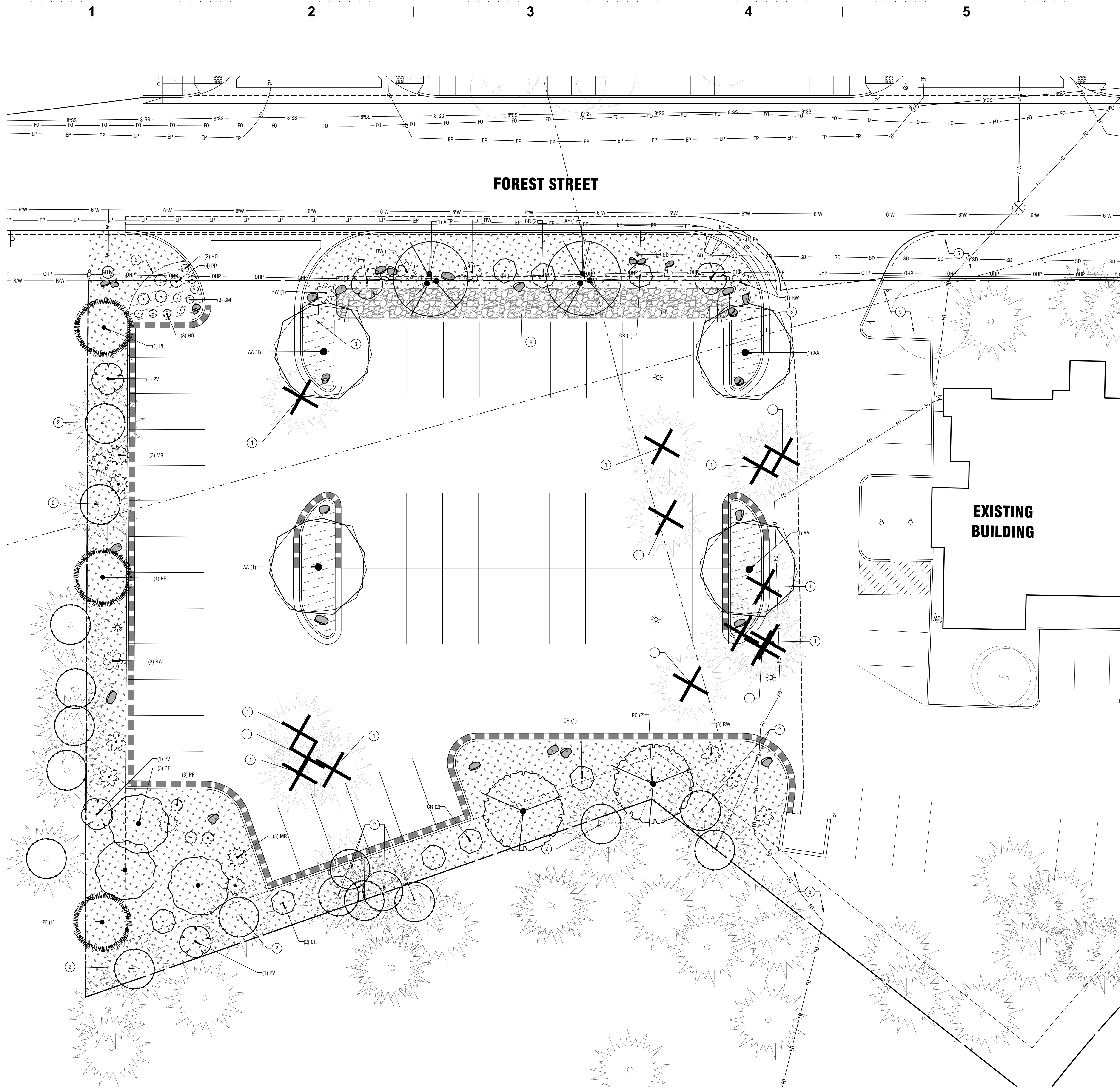
#	Description	Date

SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET

C4.00

DESIGN REVIEW



TREES	BOTANICAL / COMMON NAME	SIZE
AA	ACER X FREEMANI / ARMSTRONG / ARMSTRONG FREEMAN MAPLE	2' GAL
AF	ACER GIBBULA FLAME / FLAME AMUR MAPLE	2' GAL
PC	PRUNUS VIRGINIANA CANADA RED / CANADA RED CHOKESERRY	2' GAL
PF	POPULUS FLEXILIS VANDERWOLF'S PYRAMID / VANDERWOLF'S PYRAMID LAMBER PINE	5' HT.
PT	POPULUS TREMULOIDES / QUAKING ASPEN	2' GAL

SHRUBS	BOTANICAL / COMMON NAME	SIZE
CR	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL.
HO	HEMEROCALLIS X STELLA DE ORO / STELLA DE ORO DAYLILY	5 GAL.
MR	MAHONIA REPENS / CREEPING MAHONIA	5 GAL.
PP	PENSTEMON EATONI / FIRECRACKER PENSTEMON	2 GAL.
PV	PHILADELPHUS X VIRGINIALIS / MOCK ORANGE	5 GAL.
RW	ROSA WOODSI / MOUNTAIN ROSE	5 GAL.
SM	SALVIA X SYLVESTRIS MAY NIGHT / MAY NIGHT SAGE	2 GAL.

Material Legend:

	NATIVE GRASS SEED		1"-2" ROCK MULCH
	LARGE BASALT BOULDERS, 3-4 DIA. TYP.		16-INCH DEPTH OF 6 TO 8-IN ROUND RIVER COBBLE AT SWALE

Curb and Gutter Legend:

	CATCH CURB AND GUTTER
	REVERSE CURB AND GUTTER

- Keynotes:**
- EXISTING CONIFEROUS TREE TO BE REMOVED.
 - EXISTING CONIFEROUS TREE TO REMAIN - REFER TO TREE PROTECTION NOTES THIS SHEET.
 - PLANTER BED CUT EDGE - SEE DETAIL 4.1.50.
 - LANDSCAPE SWALE - REFER TO GRADING PLAN C4.00 FOR MORE INFORMATION.
 - RETAIN AND PROTECT EXISTING LANDSCAPE.

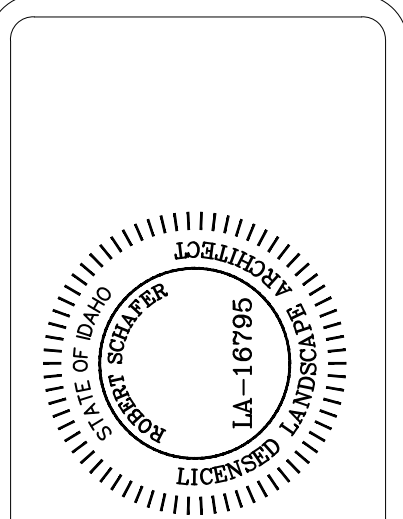
- Landscape Notes:**
- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
 - FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
 - RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRAGILE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, WOODS, WEEDS, ROOTS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL, CLEAN TOPSOIL, OF ROOTS, PLANTS, SOILS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 - IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRAGILE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
 - ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
 - NEW TREE PLANTING, SEE DETAIL 3.1.1.00. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
 - NEW SHRUB PLANTING, SEE DETAIL 1.1.1.00.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
 - TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES: BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PIT SHALL BE 5x5x1.5' (37.5 CF / 1.5 CY).
 - A. HUMIC ACID: 25 LBS PER TREE PIT
 - B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
 - SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES: BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PIT SHALL BE 2'x2'x1' (8.25 CF / 0.25 CY).
 - A. HUMIC ACID: 2 LBS PER SHRUB PIT
 - B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
 - IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
 - CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

- Automatic Underground Irrigation Notes:**
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
 - EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
 - POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
 - PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL, ZONE KIT AND 150 MESH FILTER (MIN.).
 - ELECTRONIC WATER DISTRIBUTION TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
 - SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
 - EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

- Tree Protection Notes:**
- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE CRIP LINE OF THE TREE).
 - CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
 - DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 - DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
 - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
 - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
 - DO NOT TRENCH, EXCAVATE, FILL, OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
 - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
 - PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
 - OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 - PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
 - ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED WITH A TREE OF 4" CALIPER OR BIGGER SIZE AND SIMILAR SPECIES.

Landscape Plan
Horizontal Scale: 1" = 10'

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By Meredith Todd at 1:53 pm, Mar 23, 2022



Allen Nokes Urgent Care Remodel
200 Forest Street, McCall, ID 83638



HUMMEL
ARCHITECTS



PROJECT	DATE	
121203	02.11.2022	
DRAWN	CHECKED	
TLG	JCD	
REVISED:		
#	Description	Date

SHEET TITLE
LANDSCAPE PLAN

SHEET
L1.00

DESIGN REVIEW

1

2

3

4

5

6

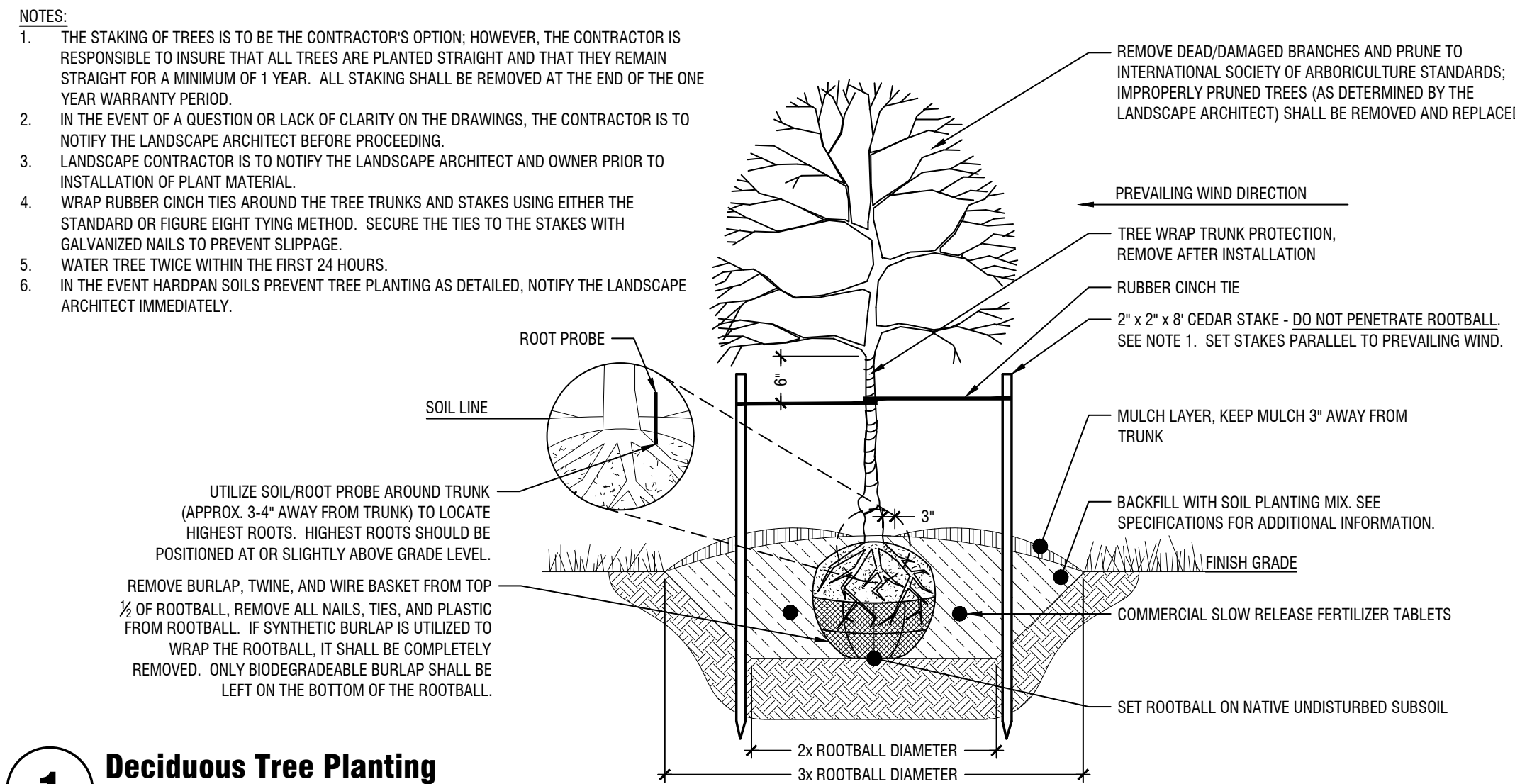
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D

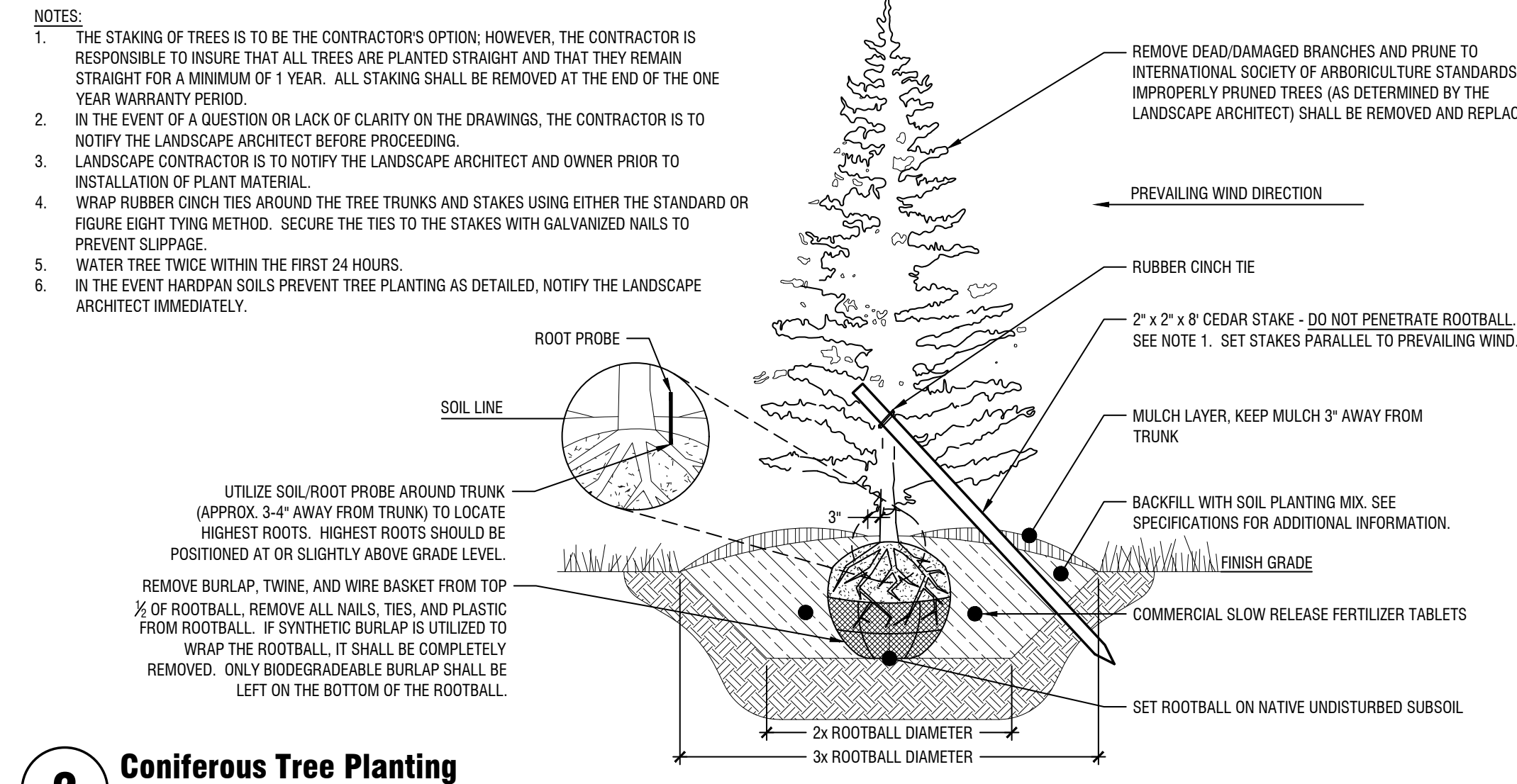
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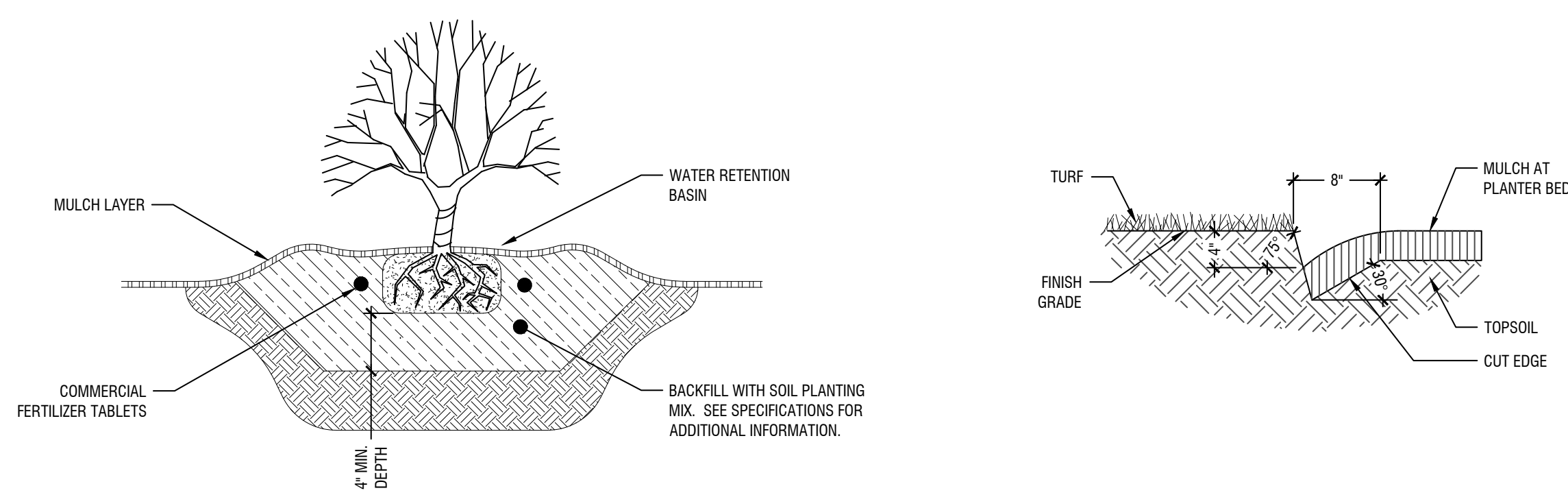
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1 Deciduous Tree Planting
Scale: NTS

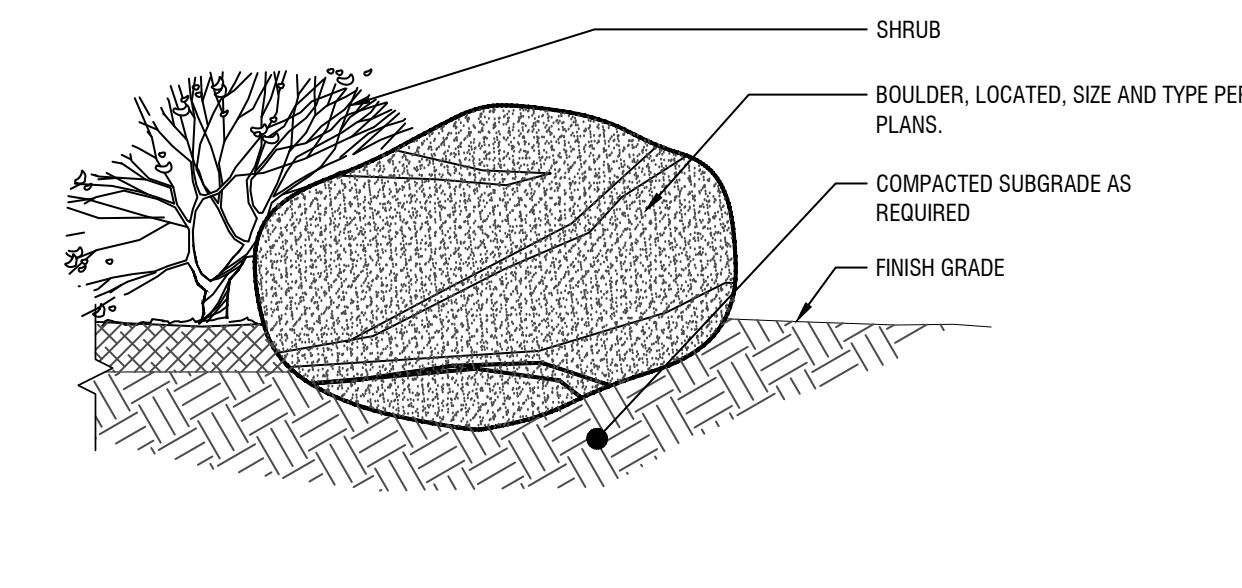


2 Coniferous Tree Planting
Scale: NTS



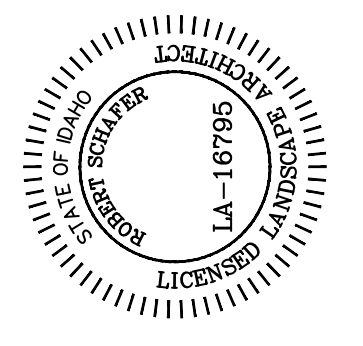
3 Shrub Planting
Scale: NTS

4 Planter Edge Cut Edge
Scale: NTS



5 Boulder Installation
Scale: NTS

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STAMP

Allen Nokes Urgent Care Remodel
200 Forest Street, McCall, ID 83638



HUMMEL ARCHITECTS



PROJECT	DATE
121203	02.11.2022
DRAWN	CHECKED
TLG	JCD

#	Description	Date
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SHEET TITLE
LANDSCAPE DETAILS

SHEET
L1.50

DESIGN REVIEW

1 ELECTRICAL LEGEND - LIGHTING

REFERENCE FIXTURE SCHEDULE FOR MOUNTING TYPE, MOUNTING HEIGHT, AND FIXTURE TYPE.

- DOUBLE FACE EXIT SIGN, CEILING MOUNTED, PROVIDE UNSWITCHED CONDUCTOR.
- WALL MOUNTED DOUBLE FACE EXIT SIGN PROVIDE UNSWITCHED CONDUCTOR. MOUNT AT +8'-0" UNO.
- SINGLE FACE EXIT SIGN, CEILING MOUNTED PROVIDE UNSWITCHED CONDUCTOR.
- WALL MOUNTED SINGLE FACE EXIT SIGN PROVIDE UNSWITCHED CONDUCTOR. MOUNT AT +8'-0" UNO.
- ARROW INDICATES DIRECTION TO BE SHOWN ON SIGN.
- 1'X1' LIGHT FIXTURE.
- 1'X1' LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- TRACK LIGHT
- 1'X4' LIGHT FIXTURE.
- 1'X4' LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- 2'X4' LIGHT FIXTURE.
- 2'X4' LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- 2'X2' LIGHT FIXTURE.
- 2'X2' LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- DIRECT/INDIRECT LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH.
- DIRECT/INDIRECT LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- STRIP LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH.
- STRIP LIGHT FIXTURE. SEE SCHEDULE FOR LENGTH. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- WALL MOUNTED LIGHT FIXTURE.
- WALL MOUNTED LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- RECESSED LIGHT FIXTURE.
- RECESSED LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- ROUND LIGHT FIXTURE.
- ROUND EMERGENCY LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- WALL MOUNTED LIGHT FIXTURE.
- WALL MOUNTED EMERGENCY LIGHT FIXTURE. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.
- POLE LIGHT 1 HEAD WITH POLE.
- TIME CLOCK.
- PHOTO CONTROL CELL LOCATED 12" ABOVE ROOF FACING NORTH.
- OCCUPANCY SENSOR. PROVIDE RELAYS AND POWER PACKS AS REQUIRED.
- LED DRIVER.
- EMERGENCY EGRESS LIGHTING WITH OUT FIXTURE HEADS. CONNECT TO AN UNSWITCHED CONDUCTOR.
- EMERGENCY EGRESS LIGHTING. CONNECT TO AN UNSWITCHED CONDUCTOR.
- INDICATES FIXTURE TYPE. REFER TO FIXTURE SCHEDULE.
- EXTERIOR WALL PACK.
- EMERGENCY EXTERIOR WALL PACK. PROVIDE EMERGENCY BATTERY BACKUP CONNECTED TO AN UNSWITCHED CONDUCTOR.

2 DEVICES

- SWITCH, TYPE AS INDICATED: +48V AFF
- DOUBLE POLE
- 3-WAY
- 4-WAY
- KEYED
- PULL LIGHT
- DIMMER
- HORSEPOWER RATED TO THERMAL OVERLOAD
- LOW VOLTAGE
- OCCUPANCY SENSOR
- OR LOW VOLTAGE, MOMENTARY OVERRIDE
- VACANCY SENSOR
- SUPERSCRIPT INDICATES LIGHTS TO BE SWITCHED TOGETHER
- DUAL LEVEL SWITCHING, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
- DUAL LEVEL SWITCHING WITH OCCUPANCY SENSOR, INSIDE AND OUTSIDE LAMPS OF FIXTURE TO BE SWITCHED SEPARATELY.
- OCCUPANCY SENSOR WITH MANUAL DIMMING, SET FOR 50% AUTOMATIC ON, AUTOMATIC OFF, WITH MANUAL DIMMING.
- SINGLE CONVENIENCE OUTLET, +18" AFF UNO
- FLOOR MOUNT SINGLE CONVENIENCE OUTLET
- DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- EMERGENCY DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- SWITCHED DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- FLOOR MOUNTED SWITCHED DUPLEX CONVENIENCE OUTLET
- USB DUPLEX CONVENIENCE OUTLET, +18" AFF UNO
- USB FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO
- FOURPLEX CONVENIENCE OUTLET, +18" AFF UNO
- FLOOR MOUNT FOURPLEX CONVENIENCE OUTLET
- CONNECTION POINT TO EQUIPMENT SPECIFIED, ELECTRICAL CONTRACTOR TO SUPPLY RACEWAY AND CONDUCTORS AND MAKE FINAL CONNECTION TO EQUIPMENT UNDER THIS SECTION, UNO
- FLOOR MOUNTED CONNECTION POINT. SEE NOTE ABOVE FOR REQUIREMENTS
- FLOOR MOUNTED JUNCTION BOX
- JUNCTION BOX
- WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
- WALL MOUNTED PUSH BUTTON, HANDICAPPED MOUNT AT SWITCH HEIGHT UNO
- WALL MOUNTED PUSH BUTTON, MOUNT AT SWITCH HEIGHT UNO
- MOTOR STARTER/CONTACTOR, SIZE/POLES NEMA 1 UNO AS INDICATED, NEMA 1 UNO
- COMBINATION STARTER AND DISCONNECT, SIZE/POLES, STARTER SIZE AS INDICATED, NEMA 1 UNO
- FUSED DISCONNECT SWITCH, SIZE/POLES, FUSE SIZE AS INDICATED, NEMA 1 UNO
- NON-FUSED DISCONNECT SWITCH, SIZE/POLES AS INDICATED, NEMA 1 UNO
- THERMOSTAT, +48" AFF PROVIDE CONDUIT, +800. CONDUCTORS AS REQUIRED TO CONTROL ASSOCIATED UNITS, UNO COORDINATE WITH DIVISION 15.
- POWER POLE - DUAL CHANNEL
- TRANSFORMER
- PANELBOARD. SEE SCHEDULE FOR TYPE
- EQUIPMENT CABINET, SURFACE MOUNTED
- EQUIPMENT CABINET FLUSH MOUNTED
- SURFACE MULTI-OUTLET RACEWAY
- MECHANICAL EQUIPMENT CALL OUT
- KITCHEN EQUIPMENT CALLOUT

3 ONE LINE

- DELTA WYE TRANSFORMER UNO
- PANEL BOARD. SEE SCHEDULE FOR TYPE AND SIZE
- CIRCUIT BREAKER, SIZE AND POLES INDICATED
- FUSE, SIZE AND TYPE INDICATED, PROVIDE FUSE FOR EACH POLE
- INTERRUPTER SWITCH, SIZE AND POLES INDICATED
- FUSED SWITCH (SIZE/POLES AND FUSE SIZE INDICATED)
- DRAW OUT CIRCUIT BREAKER, SIZE AND POLES INDICATED
- INDIVIDUAL BREAKER WITH SHUNT TRIP, SIZE AND POLES INDICATED, NEMA 1 UNO
- INDIVIDUAL BREAKER, SIZE AND POLES INDICATED, NEMA 1 UNO
- GROUND FAULT PROTECTION
- TRANSIENT VOLTAGE SURGE SUPPRESSION
- ADJUSTABLE BREAKER SETTINGS (PER SPECIFICATIONS):
 - 1'-LONG TIME
 - 1'-SHORT TIME
 - INSTANTANEOUS
 - GROUND FAULT
 - ENERGY REDUCING MAINTENANCE SWITCH W/STATUS INDICATOR
- GROUND
- SHUNT TRIP COIL
- MOTOR
- DISCONNECT SWITCH, SIZE AND POLES INDICATED, NEMA 1 UNO
- OVERHEAD SERVICE DROP
- GENERATOR SET, MAIN BREAKER SIZE INDICATED
- AUTOMATIC TRANSFER SWITCH (ATS)
- METER AND BASE
- NEUTRAL
- DRY TYPE TRANSFORMER
- RAD MOUNT TRANSFORMER

4 ELECTRICAL GENERAL NOTES

- THESE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE; THEREFORE, THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ELECTRICAL EQUIPMENT AND DEVICE LOCATIONS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DIVISIONS PRIOR TO ROUGH-IN. REFER TO AND COORDINATE WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL WORK THAT IS REQUIRED BY THE ELECTRICAL CONTRACTOR.
- ALL CONDUIT AND JUNCTION BOXES ARE TO BE CONCEALED UNLESS LOCATED WITHIN DEDICATED ELECTRICAL OR MECHANICAL ROOMS. USE OF SURFACE MOUNTED RACEWAYS IN ALL OTHER SPACES MUST BE APPROVED BY THE ARCHITECT FOR EACH LOCATION. WHERE SURFACE RACEWAYS ARE APPROVED, UTILIZE WIREMOLD, OR APPROVED EQUAL, SURFACE MOUNTED RACEWAYS PAINTED TO MATCH SURROUNDING WALLS.
- REFER TO ARCHITECTURAL ELEVATIONS FOR OUTLET HEIGHTS WHERE THE SPECIFIC OUTLET HEIGHT IS NOT INDICATED. REFER TO THE ELECTRICAL LEGEND FOR THE DEFAULT OUTLET HEIGHT WHEN NOT INDICATED ON ELEVATIONS OR ON AT THE DEVICES.
- PROVIDE PULL-LINE IN ALL EMPTY CONDUITS.
- TERMINATE ALL LOW-VOLTAGE CONDUITS WITH INSULATED THROAT BUSHING.
- MECHANICAL EQUIPMENT INDICATED IS SHOWN IN AN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- ALL NON-LOCKING, 120-V, 15 AND 20-AMP RECEPTALS SHALL BE LISTED TAMPER-RESISTANT RECEPTALS PER NEC 408.12

SITE:

- CONTRACTOR SHALL COORDINATE WITH AN UNDERGROUND LOCATING SERVICE PRIOR TO COMMENCING WORK. SEE CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION. COORDINATE WITH OTHER SITE DISCIPLINES.
- SITE LIGHTING AND UTILITY EQUIPMENT SHOWN IN APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS, PROPERTY LINES, AND UTILITY COMPANIES PRIOR TO ROUGH-IN.
- REFER TO POLE BASE DETAIL FOR SITE LIGHTING POLE BASE REQUIREMENTS.
- ROUTE CONDUITS IN COMMON TRENCH WHERE POSSIBLE REFER TO TRENCHING DETAIL.

COMMUNICATIONS

- JUNCTION BOX FOR FUTURE TELEPHONE DATA OUTLET. MOUNT AT 18" A.F.F. UNO. PROVIDE SINGLE GANG W/BLD RING WITH BLANK COVER PLATE. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE.
- TELEPHONE DATA OUTLET. MOUNT AT 18" A.F.F. UNO. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING. INSTALL QUANTITY OF DATA (D) AND TELEPHONE (T) CABLES INDICATED TO THE NEAREST DATA RACK. PROVIDE (2) DATA CABLES IF A CABLE QUANTITY IS NOT INDICATED.
- FLOOR MOUNTED BOX FOR FUTURE TELEPHONE DATA OUTLET. JUNCTION BOX WITH SINGLE GANG W/BLD RING. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE. PROVIDE BLANK COVER PLATE.
- FLOOR MOUNTED TELEPHONE DATA OUTLET. PROVIDE 1" CONDUIT TO NEAREST ACCESSIBLE CEILING. INSTALL QUANTITY OF DATA (D) AND TELEPHONE (T) CABLES INDICATED TO THE NEAREST DATA RACK. PROVIDE (2) DATA CABLES IF A CABLE QUANTITY IS NOT INDICATED.
- INTERCOM SYSTEM CALL BUTTON. +48" UNO.
- CEILING MOUNTED SPEAKER WITH BACKBOX
- WALL MOUNTED SPEAKER, WITH BACKBOX +80" UNO
- VOLUME CONTROL, +48" UNO
- TELEVISION OUTLET, +18" AFF UNO. PROVIDE 1-1/4" CONDUIT TO NEAREST ACCESSIBLE CEILING SPACE
- CEILING MOUNTED TELEVISION OUTLET
- TELEPHONE TERMINAL BOARD
- CABLE TRAY 4" DEEP. WIRE BASKET STYLE. "XX" INDICATES WIDTH. PROVIDE ALL FITTINGS AND SUPPORT HARDWARE REQUIRED.

5 ELECTRICAL ABBREVIATIONS

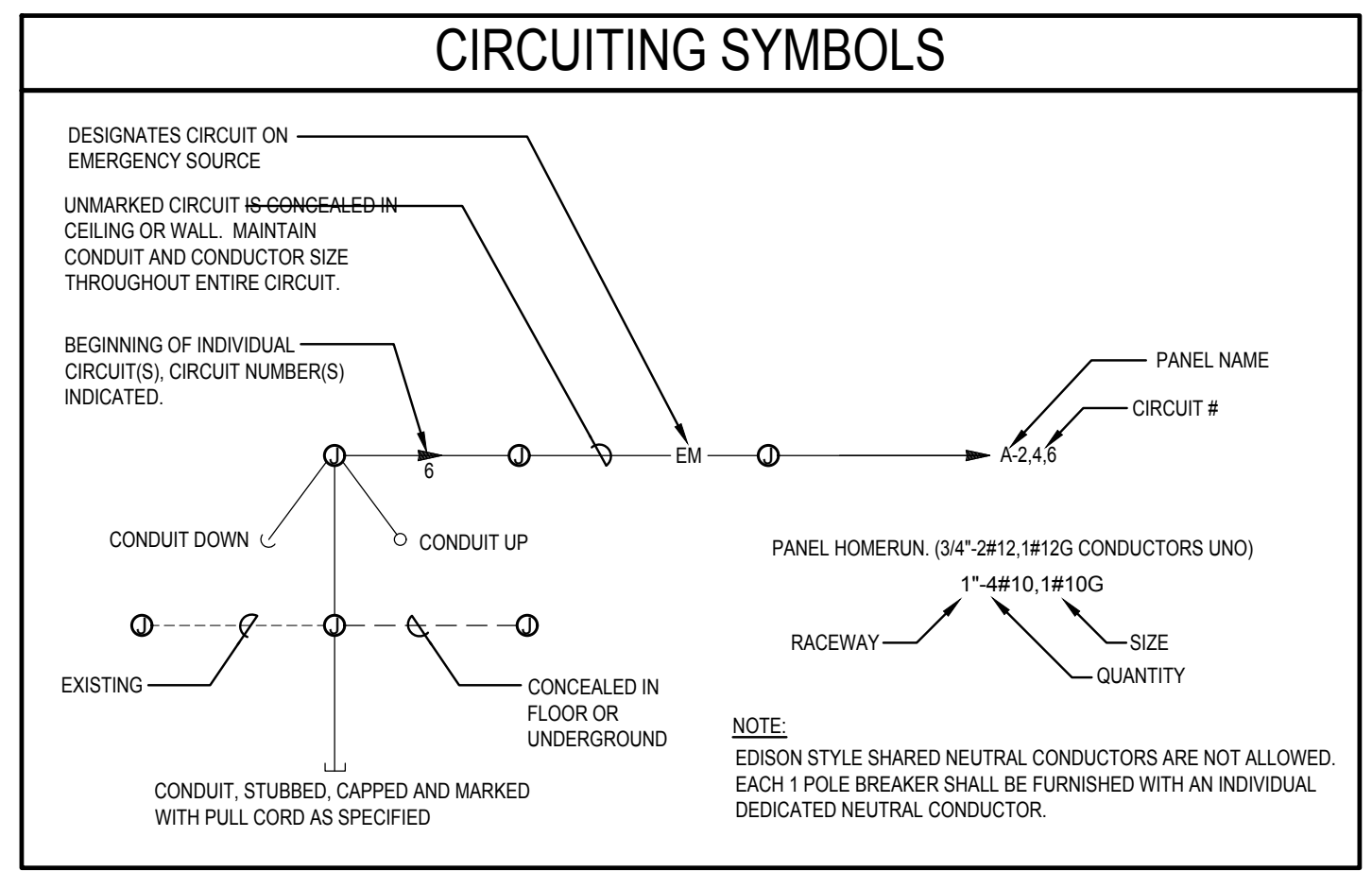
A	AMPERES
AC	ABOVE BACKRASH
AF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AF	AMP FRAME
AC	AMPS INTERRUPTING CAPACITY
AT	AMP TIE
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BD	BOTTOM OF DECK
BS	BOTTOM OF STRUCTURE
C	CEILING MOUNTED
CB	CIRCUIT BREAKER
CF	COMPACT FLUORESCENT
CKT	CIRCUIT
CO	CONDUIT ONLY. PROVIDE FULL-LINE
CT	CURRENT TRANSFORMER
CTL	CONTROL
DC	DIRECT CURRENT
(D)	DEMOLITION
DEMO	DEMOLITION
DET	DETAIL
DTT	DOUBLE TWIN TUBE
E	EMERGENCY
(E)	EXISTING
EC	ELECTRICAL CONTRACTOR
EL	EMERGENCY LIGHT
F	FUSE
(F)	FUTURE
FCP	FIRE ALARM CONTROL PANEL
GFND	GROUND
GFCO	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
HH	HAND HOLE
HI	HIGH INTENSITY DISCHARGE
HDA	HAND OFF AUTO
HPS	HIGH PRESSURE SODIUM
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
IG	ISOLATED GROUND
IPC	DIANO POWER COMPANY
J-BOX	JUNCTION BOX
KA	KILOAMP
KVA	KILO VOLT-AMP
KW	KILOWATT
KWH	KILOWATT HOUR
LC	LIGHTING CONTROL PANEL
MB	MAIN BREAKER
MBR	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUG ONLY
MNC	MODULAR METERING CENTER
MPL	METAL PANEL
MSB	MAIN SWITCH BOARD
MTG	MOUNTING
N	NEUTRAL
(N)	NEW
NC	NORMALLY CLOSED
NES	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OH	OVERHEAD
OS	OCCUPANCY SENSOR
P	POLES
PC	PHOTO-CONTROL
PVC	POLYVINYL CHLORIDE
PWR	POWER
REC	REFERENCE
REC	RECEPTACLE
(R)	RELOCATED
SF	SQUARE FEET
TBD	TO BE DETERMINED
TDR	TIME DELAY RELAY
TK	TOE KICK
TSP	TWISTED SHIELDED PAIR
TWT	TRIPLE TUBE
TTB	TELEPHONE TERMINAL BOARD
(TYP)	TYPICAL
UC	UNDERCABINET
US	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
V	VOLT
VA	VOLT-AMPERE
W	WATT
WG	WIRE GUARD
WP	WEATHER PROOF/NEMA 3R

PROVIDE/ PROVIDE AND INSTALL / PROVIDED AND PROVIDE BY / PROVIDED AND INSTALL

INSTALL/ INSTALLED BY / PROVIDED AND INSTALL

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL ABBREVIATIONS. SOME OF THE ABBREVIATIONS SHOWN ABOVE MAY NOT BE USED IN THIS DRAWING PACKAGE.

6



SECURITY

- CCTV CAMERA POWER SUPPLY
- CCTV SYSTEM POWER SUPPLY
- ADJUSTABLE CAMERA (PAN/TILT/ZOOM)
- FIXED CAMERA
- CAMERA IN OUTDOOR HOUSING
- ADJUSTABLE CAMERA (PAN/TILT/ZOOM) IN OUTDOOR HOUSING
- CCTV OUTLET, +18" UNO
- CEILING MOUNTED CCTV OUTLET
- SECURITY SYSTEM KEYPAD CONTROLLER COORDINATE BOX SIZE AND MOUNTING WITH VENDOR
- CARD READER
- CEILING MOUNTED MOTION SENSOR
- WALL MOUNTED MOTION SENSOR, MOUNTING HEIGHT INDICATED
- PANIC BUTTON - MOUNTED UNDER COUNTER

NOTE: THIS IS A STANDARD LIST OF COMMONLY USED ELECTRICAL SYMBOLS. SOME OF THE SYMBOLS SHOWN MAY NOT HAVE BEEN USED IN THIS DRAWING PACKAGE.

PRELIMINARY

NOT FOR CONSTRUCTION

2/16/2022

STAMP

ALLEN NOKES URGENT CARE ORTHO CLINIC

200 Forest St., McCall, ID 83638

ALUSOUBE ENGINEERING, P.A.
205 S. Whitewater Way
McCall, ID 83638
PH: 208.848.0585
www.alusobe.com
Professional Engineer License #2478

HUMMEL ARCHITECTS

St Luke's

PROJECT	DATE
21050	02/16/2022
DRAWN	CHECKED
AJM	TM

REVISED:

#	Description	Date

SHEET TITLE
SITE
ELECTRICAL
COVER SHEET

SHEET

E9.00

RECEIVED
By Meredith Todd at 1:53 pm, Mar 23, 2022

COORDINATION SET

1

2

3

4

5

6

E

D

C

B

A

KEYED NOTES:

- 1. ELECTRICAL CONTRACTOR TO CONNECT NEW PARKING LOT LIGHTING CIRCUIT TO EXISTING PARKING LOT LIGHTING CIRCUIT.
- 2. SEE SHEET E9.03 FOR EXTERIOR LIGHTING FIXTURE SCHEDULE.
- 3. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL A POWER PEDESTAL FOR IRRIGATION SYSTEM POWER.



ALLEN NOKES URGENT CARE ORTHO CLINIC
 200 Forest St., McCall, ID 83638

AUGUSTINE ENGINEERING, P.A.
 200 S. 10th Street, McCall, ID 83638
 208.844.0885
 augustineeng.com
 Project Number: 21-116



HUMMEL ARCHITECTS



PROJECT	DATE
21090	02/16/2022
DRAWN	CHECKED
AJH	TM

#	Description	Date
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SHEET TITLE
 SITE ELECTRICAL PLAN

SHEET
 E9.01

COORDINATION SET

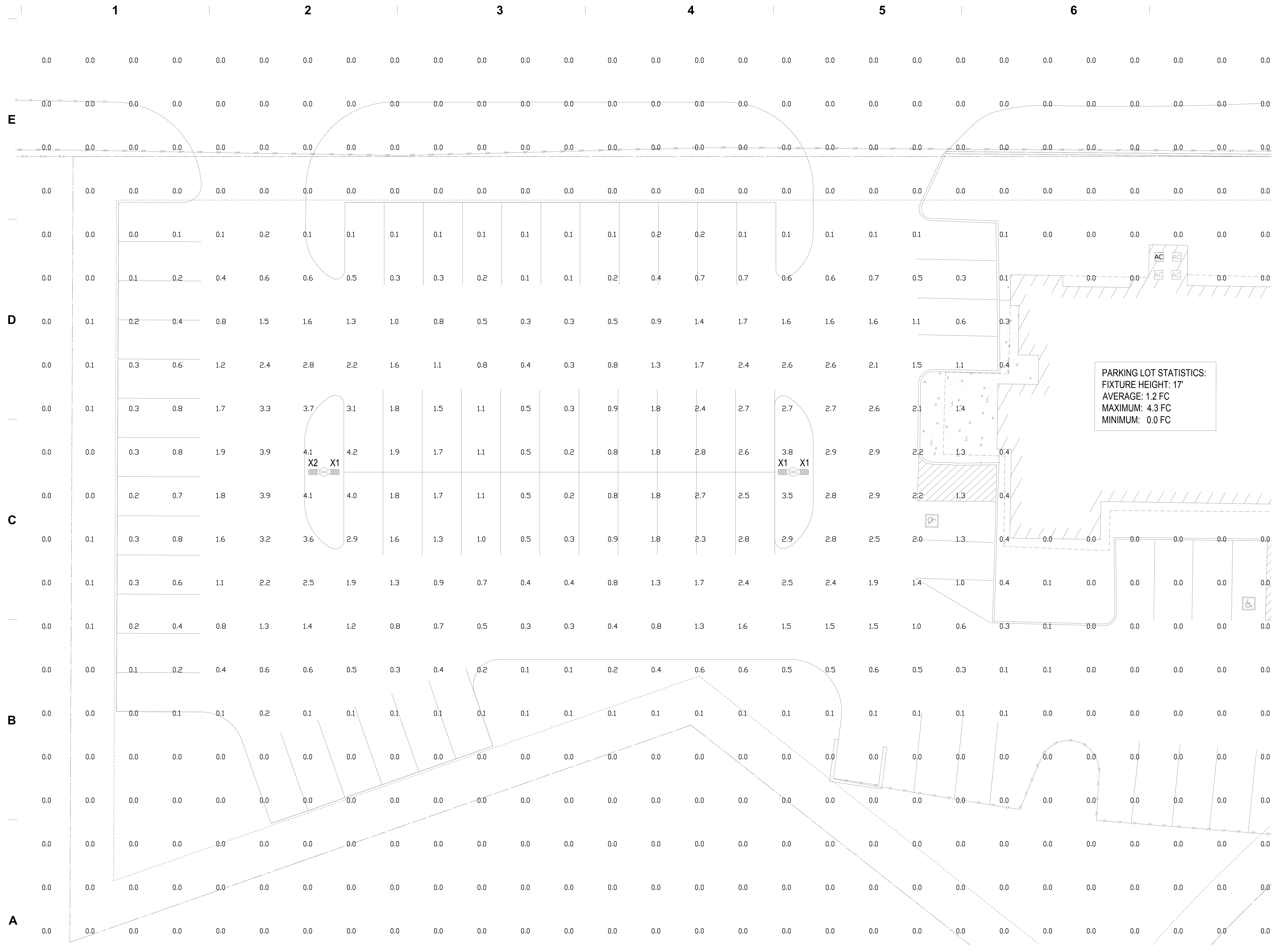
1 SITE ELECTRICAL PLAN
 1/8" = 1'-0"

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SITE ELECTRICAL PLAN





PARKING LOT STATISTICS:
 FIXTURE HEIGHT: 17'
 AVERAGE: 1.2 FC
 MAXIMUM: 4.3 FC
 MINIMUM: 0.0 FC

① LIGHTING PHOTOMETRIC PLAN
 1/8" = 1'-0"

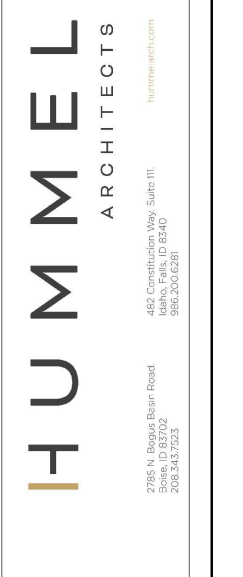
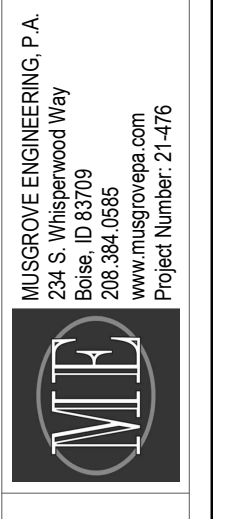
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COORDINATION SET



STAMP

ALLEN NOKES URGENT CARE ORTHO CLINIC - PARKING LOT
 200 Forest St., McCall, ID 83638



PROJECT 21050	DATE 02/16/2022
DRAWN AJH	CHECKED TM

REVISED #	Description	Date

SHEET TITLE
 LIGHTING PHOTOMETRIC PLAN

SHEET
 E9.02



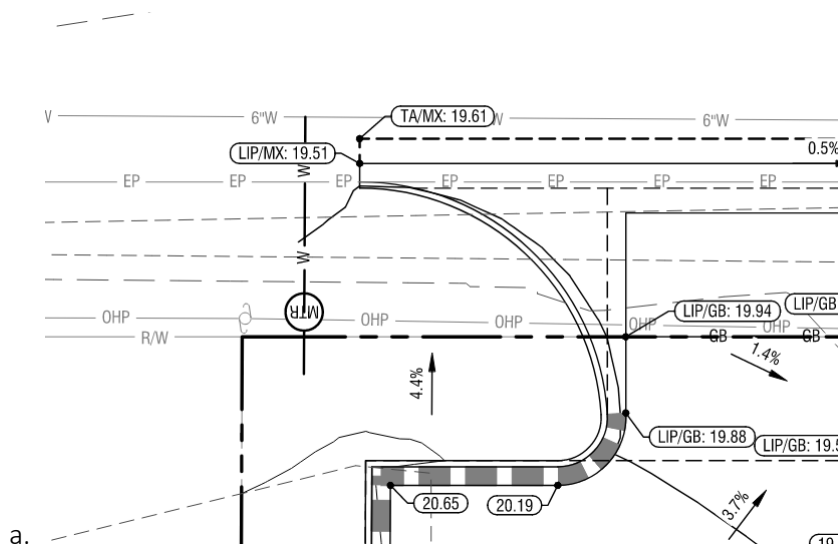
LIGHTING PHOTOMETRIC PLAN



From: [Morgan Stroud](#)
To: dahlberm@slhs.org
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: DR22-13 - TBD Forest St - Engineering Review #1
Date: Monday, May 16, 2022 10:45:28 AM
Attachments: [image001.png](#)
[image002.png](#)

The Public Works Department has reviewed the documents submitted for review for **DR22-13** and have the following comments and concerns.

1. Based on a review of the site plan information, it appears that the proposed project will include more than **15,000 square feet** of impervious surface and will be required to provide stormwater management provisions that conform with the City's Drainage Management Guidelines (DMG's). The project will be required to submit a stormwater application and a report that addresses Sections A,B,C,D,E, and F of the DMGs and include provisions for the conveyance, first flush stormwater treatment, stormwater flow attenuation, pipe sizing for connections into the existing stormwater system, and erosion control during construction. With the information provided in this initial submittal it appears that the site demonstrates compliance with the stormwater design requirements, after the additions above are submitted and approved. Please note that projects that are proposing more than 5,000 square feet of impervious area are required to submit documents prepared and stamped by an Idaho Licensed Professional Engineer. Below are links that will be helpful for putting your stormwater management plan and report together:
 1. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
 2. Drainage Management Guidelines: <https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 3. Stormwater Design Criteria Resolution 16-10: <https://evogov.s3.amazonaws.com/141/media/115537.pdf>
 4. DEQ BMP Catalog: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>
2. The assumed stormwater facility that is adjacent to the edge of pavement of Forest Street is proposing to tie into an existing stormwater facility. Calculations need to be provided to show that capacity within the existing system, and overflowing will not occur into the roadway.
3. The grading plan does not detail how the area within the curbed sections in the Forest Street ROW will be handled. Please update your grading plan to identify this detail.
4. How is drainage west of the proposed curb and gutter being handled? It appears that an inlet may be required and an extension of the stormwater main in Forest Street.



5. Forest Street Improvements (collector – urban, approx. 60' ROW total):
 - a. Forest Street in this location will ideally have bike lanes and a paved shoulder for other uses. This plan identified a paved section of about 34 feet. There is a shortage of total right-of-way width of about 10-11 feet of our standard detail, which would be consistent of a cross-section without on-street parking. Please provide a signage and striping plan to show that your proposed improvements are consistent with our vision for Forest Street.
 - b. A curb ramp on this site, a receiving ramp on the north side of Forest Street and a striped crosswalk will need to be installed with this project to promote safe crossings of Forest Street to the hospital facilities. Identifying a pathway/sidewalk that leads to the curb ramp on this site should also be shown on updated site plans
6. Please clarify if this project is proposing to utilize the existing meter on site for irrigation of the landscaped areas.
7. A 12' snow storage, utility, and drainage easement shall be dedicated (declared) to the City along the Forest Street right-of-way, because this is a constrained right-of-way section. Please let me know if you need our standard template.
8. Plantings shown within 12 feet of the edge of pavement will need to be tolerant to snow storage holding and tolerant of salts used for de-icing roadways.

Please let me know if you have any questions or concerns. Final Engineering Approval is required prior to Building Permit issuance

Thank you,



Morgan Stroud, E.I.T.
 Staff Engineer
 (D) 208.634.3458
 (C) 208.315.2299
www.mccall.id.us/engineering



City of McCall
COMMUNITY
DEVELOPMENT

CUP-22-03, SR-22-06, AA-22-09 - (Action Item)

**805 S Samson Trail
Kegon Freelon & Willow Pulliam**

May 17, 2022

Public Hearing

**McCall Area Planning and Zoning Commission
Staff Report**

CUP-21-03, SR-22-06, AA-22-09

Freelon Construction Business

805 South Samson Trail

May 3, 2022

Applicant: Kegan Freelon & Willow Pulliam
Representative: None
Application: Conditional Use Permit and Design Review
Zoning District: R1 - Residential
Jurisdictional Area: Area of Impact

Description

An application for a Conditional Use Permit, Scenic Route Review, And Administrative Design Review to allow parking of contractor and snow removal work vehicles on private residential property until such time that the property owners can purchase property outside of the Residential Zone they are located within.

Staff Analysis

Project Information

Zoning District: R1 - Residential

Comprehensive Plan Designation: Low Density Residential

Project Acreage: 1 acre (43,588 square feet)

Proposed Use: Existing single-family residence and proposed equipment parking

Dimensional Standards:

	Proposed	Required
Front Setback	0-feet, 0-inches*	Greater than 30-feet
Rear Setback	45-feet, 8-inches*	Greater than 10-feet
Side Yard Setback 1	30-feet, 0-inches*	Greater than 15-feet, 0-inches
Side Yard Setback 2	7-feet, 6-inches*	Greater than 15-feet, 0-inches
Both Side Setbacks must add up to:	37-feet, 6-inches*	Greater than 71-feet, 1-inches
Lot Coverage (square-feet)	4,276 square-feet	Less than 8,851 square-feet
Lot Coverage (percent)	9.8%	Less than 20.3%
Snow Storage	2,429 square-feet	Greater than 2,335 square-feet

***Measured to existing structures. No new structures are proposed.**

Code Sections of Interest

- McCall City Code Section 3.2.02: Meanings of Terms or Words:

BUSINESS: Any retail or wholesale store, professional office, or similar kind of commercial establishment. See also, definition of Home Occupation.

CONTRACTOR STORAGE YARD: Area used for the storage of equipment and material used in contractor's business.

HOME OCCUPATION: A business conducted within a dwelling unit, which activity is clearly incidental to the use of the residence as a dwelling and does not change the residential character thereof, is conducted in such a manner as to not give any outward appearance of a business in the ordinary meaning of the term, and does not infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zone was created and primarily intended.

- McCall City Code Section 3.3.02: Residential Use Regulations:

Table 3.2.02 identifies "Storage yard (outdoor)" as a conditional use in the R1 zone.

- McCall City Code Section 3.7.031: Lands Included

The scenic route zone includes:

(A) One hundred fifty foot (150') wide strips of land bounded by the right of way lines of the following named streets, and by lines parallel to and one hundred fifty feet (150') away from such right of way lines, together with any right of way not part of the roadway:

8. South Samson Trail to the boundary of the area of city impact.

- McCall City Code Section 3.13.03(B): Findings for Granting Permit:

A conditional use permit shall be granted only if the commission finds that the use, as applied for, in fact will:

1. Constitute a conditional use authorized in the zone involved.

2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.
 3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.
 4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.
 5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.
 6. Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.
 7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.
 8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.
 9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.
 10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.
 11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.
 12. Have a minimal negative economic impact on the neighborhood or surrounding community.
- McCall City Code Section 3.16.07: Design Review Criteria:
The commission or administrator shall determine the following before approval is given:
 - (A) The project is in general conformance with the comprehensive plan.
 - (B) The project does not jeopardize the health, safety or welfare of the public.
 - (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.
 - (D) The project will have no substantial impact on adjacent properties or on the community at large.
 - (E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.
 - (F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.

- (G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:
McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.
- Deep Dive – Future Land Use Designations – Low Density Residential:
This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites.
- Our Economy – Population Policy 3.1:
Encourage young adults to stay in McCall and seek to attract young families and retirees by providing quality of life amenities, work opportunities, transportation choices, recreation opportunities, convenient healthcare, broadband, and a vibrant downtown.
- Our Economy – Economic Development Policy 2.4:
Provide a flexible, efficient, innovative, responsive regulatory environment.

Staff Discussion

- The applicant is proposing to store construction vehicles on the subject property.
- South Samson Trail is designated as a scenic route by McCall City Code Section 3.7.031(A)(8). The applicant is proposing to satisfy the landscaping requirements of McCall City Code Section 3.7.032(I) by installing flower beds along the area between the residential building and the northern property boundary. The site plan shows seven (7) conifer trees and two (2) deciduous trees located in this area. As there is 136 feet of street frontage between the northern property line and the existing residential building, the applicant should be required to plant an additional five (5) trees from the Native and Suitable Plants List in this area.
- The site plan does not identify the plant species proposed to be planted in the flower boxes. The applicant should provide a schedule of plants to be utilized using only plants identified in the Native and Suitable Plants list.
- The residence and some of the outbuildings on the subject property are located within the required setback areas for the R1 zone. As no modification to existing buildings is proposed, the buildings are not required to be brought into compliance with the dimensional standards of the R1 zone.
- Generally the applicant's request is relatively unobtrusive. To ensure that the proposed use is compatible with the surrounding neighborhood, staff recommends that the following conditions of approval be applied to the conditional use permit:
 - This permit is for the parking of construction vehicles only. No excavation, grubbing, or other construction related activities are permitted with this permit.
 - No loading or moving of vehicles is permitted between the hours of 10:00 PM and 8:00 AM.
 - This permit shall expire five years after the date of initial approval.

Comments

Agency –

McCall Public Works

In an email dated April 25, 2022, the City of McCall Staff Engineer had the following comments:

The Public Works Department has reviewed the documents submitted for review for **CUP22-03** and have the following comments and concerns.

1. Thank you for providing a stormwater application. A Preliminary Stormwater Report was not submitted with the application. The site plan submitted with the application does not provide sufficient information to demonstrate compliance with the City's Drainage Management Guidelines (DMGs). However, due to the small scope and scale of the project, it appears that the project will likely be able to comply with the DMGs, subject to the following required submittals: a stormwater and drainage plan/report covering sections A,B and F of the Stormwater Management Plan Checklist found in the City's Drainage Management Guidelines, and details for dust abatement in unpaved areas.
 - Drainage Management Guidelines:
<https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 - Stormwater Design Criteria Resolution 16-10: <https://evogov.s3.amazonaws.com/141/media/115537.pdf>
 - DEQ BMP Catalog:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>
2. Any planned changes to the access to the property would likely require an access permit from the County.

The comments above will need to be addressed prior to Final Engineering Approval. Please let me know if you have any questions or concerns.

Central District Health (CDH)

See attached letter date stamped by the City on March 28, 2022.

Public –

Email received on February 23, 2022 from Rachel Hart, expressing support.

Email received on February 26, 2022 from Stephani Adams, expressing support.

Email received on February 28, 2022 from Diane Pryce, expressing support.

Email received on March 21, 2022 from Casey Dickinson, expressing support.

Letter received on April 29, 2022 from Dori Them, expressing opposition.

Letter received on May 9, 2022 from Carolyn Parker, expressing opposition.

Email received on May 11, 2022 from Lissa Beebe, expressing opposition.

Email received on May 11, 2022 from Steve Bench, expressing opposition.

Email received on May 11, 2022 from Kathy Deinhardt Hill, expressing opposition.

Letter received on May 13, 2022 from Larry Shake, expressing opposition.

Letter received on May 15, 2022 from Rebecca Rine, expressing opposition.

Letter received on May 15, 2022 from Scott and Connie Harris, expressing opposition.

Letter received on May 15, 2022 from Wilson Quarre, expressing opposition.

Letter received on May 16, 2022 from Catherine Them, expressing opposition.

Email received on May 16, 2022 from Ric Rine, expressing opposition.

Staff Recommendation

Staff recommends approval of this application with the Conditions of Approval listed below.

Conditions of Approval

1. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
2. Pursuant to McCall City Code Section 3.13.034(B), conditional use permit approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.
3. Plant an additional five (5) trees from the Native and Suitable Plants List in this area.
4. Provide a schedule of plants to be utilized using only plants identified in the Native and Suitable Plants list.
5. This permit is for the parking of construction vehicles only. No excavation, grubbing, or other construction related activities are permitted with this permit.
6. No loading or moving of vehicles is permitted between the hours of 10:00 PM and 8:00 AM.
7. This permit shall expire five years after the date of initial approval.

Prepared By:



Brian Parker
City Planner

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received:
RECEIVED
By Brian Parker at 11:13 am, Mar 09, 2022

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Fees Paid: _____

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Development Agreement - \$500
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: _____ Email: _____

Mailing Address: _____ Phone: _____

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: _____ Email: _____

Mailing Address: _____ Phone: _____

PROPERTY INFORMATION

Address(es) of Property: _____

Legal Description of Property: _____

Zoning District of Property: _____ Project Sq. Footage (If Applicable): _____

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

we just need to be able to park our equipment at our home at 508 s Samson trail, In McCall Idaho,

For a couple years Intel we can afford property farther out of the city limits,

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

The submittal items identified in the application info sheets are the minimum required materials for the City to accept applications. The City Planner may require additional information based on the specific circumstances of each proposal.

Property Owner 1

Kegan Freelon

Signature

Property Owner 2 *(If Applicable)*

Willow Pulliam

Signature

Agent/Authorized Representative

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

805 S Samson Trl X Q

Show search results for 805 S S...



875 S Samson Trl

880 S Samson Trl

851 Etc Rd

890 S Samson Trl

805 S Samson Trl

805 S Samson Trl

710 S Samson Trl

890 Etc Rd

800 S Samson Trl

400 Etc Rd

650 Etc Rd

800 Etc Rd

750 Etc Rd

Etc Rd

805 S Samson Trl

805 S Samson Trl



Show search results for 805 S S...

878 S Samson Trl

880 Jules Rd

881 Elis Rd

898 S Samson Trl

R1

S Samson Trl



805 S Samson Trl

712 S Samson Trl

890 Elis Rd

808 S Samson Trl

760 Elis Rd

400 Elis Rd

660 Elis Rd

Elis Rd

870 Elis Rd

805 South Samson Trail Site Plan



Esri Community Maps Contributors, City of McCall, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

- | | | | | | |
|------------------------|--------------|------------------|----------------------|------------------|----------------------|
| 805 South Samson Trail | Apple Trees | Property Line | House Garage | Property Line | House Garage |
| Pine Trees | Apple Trees | Inner Fence Line | Shop | Inner Fence Line | Shop |
| Pine Trees | Cherry Trees | Flower Boxes | Vehicle Parking | Flower Boxes | Vehicle Parking |
| | | Snow Storage | Equipment Parking | Snow Storage | Equipment Parking |
| | | Firewood | Recreational Parking | Firewood | Recreational Parking |
| | | House | Kids Lemonade Stand | House | Kids Lemonade Stand |

RECEIVED

STORMWATER APPLICATION
City of McCall

By Brian Parker at 12:57 pm, Mar 07, 2022

Fill in all information. Submit one copy of signed application and three copies of Stormwater Management Plan/Report to the City Engineer.

1. Project Name: _____
Location: _____

2. Owner's Name: _____
Street: _____ City: _____
State: _____ Zip Code: _____ Phone: _____

3. Project Description: _____

a. Total property area, in acres. _____

b. Proposed impervious surface (asphalt, rooftop, concrete, sidewalk, etc.) in square feet. _____

c. Describe existing vegetation present on site. _____

d. Start date of construction. _____

e. Estimated length of time to complete improvements. _____

4. Stormwater Management Plan/Report attached? Yes No

5. Circle the section of the Stormwater Management Plan/Report Checklist which are applicable to project.

A B C D E F

6. Party responsible for operation and maintenance of project, including maintenance of temporary and permanent Best Management Practices:

	Willow Pulliam	<i>Willow Pulliam</i>	3/7/2022
Name	Title	Signature	Date

Address	Daytime Phone	After Hours Phone	

Do not write below this line.

This Stormwater Management Plan/Report is:

Approved: _____

Not Approved: _____

Approved, with conditions: _____

By The City of McCall

Representative	Title	Signature	Date

Kegan Freelon & Willow Pulliam
805 South Samson Trail
McCall, Idaho 83638

CONDITIONAL USE PERMIT

CRITERIA OF APPROVAL RESPONSES

1. Yes
2. The requested CUP does not create an adverse relationship with the Comprehensive Plan.
 - a. It does align with a logical growth pattern representing McCall's direct area of influence.
 - b. The request is one of many along this corridor, the zoning and intended use is very inconsistent and difficult to determine.
3. The application is not inconsistent with any of the Purposes described in Title III:
 - a. The approval of this permit does not have a negative impact on the character of McCall.
 - b. The physical growth of the city is not adversely affected.
 - c. The structures are consistent with typical McCall buildings.
 - d. The request does not contain anything that is inconsistent with the Comprehensive Plan.
 - e. The health, safety and well-being of visitors and residents is not affected.
4. The proposed use is consistent with the character of the existing neighborhood.
 - a. There are currently several businesses on the stretch of Samson Trail from Deinhard Lane to Elo Road that store equipment and supplies.
5. The appearance of the neighborhood is varied, and with the installation of some planned improvements, the appearance will be much improved.
6. The proposed use is not detrimental to general welfare, health, and safety of this neighborhood.
 - a. The applicants take care in the preservation of safety, and health. This is their home, and their children live and play there.
7. There is no substantial change in the land or water use of this property.
8. All public services provided are consistent with the rest of the properties on Samson Trail.
 - a. Water is by well and updated, Sewer is Septic and newly updated.
 - b. The Fire and Police Department serve the property.
 - c. The City and or the County take care of plowing at their discretion.
 - d. There are no additional costs incurred by the approval of the CUP.
9. The proposed use does not cause unreasonable traffic, noise, glare, or pollution.
 - a. The same way everyone else does, by being considerate of their neighbors.
 - b. There is a planned planting along the property to protect the children that live there and to provide a noise buffer.

10. The proposed use does not adversely affect pedestrian environment, primarily because there does not exist a pedestrian friendly environment. The applicants have had to place slow down markers to remind people to slow down.
11. The proposed use does not impact traffic on surrounding streets. The primary traffic use in and out of this property are South to Elo Road then to the West to Hwy 55 OR North on Samson trail to Deinhard.
12. The proposed use does not affect the scenic features of Samson Trail.
 - a. The improvements already made to the property are considerable, and will continue to improve. This is a family home.
12. The proposed use will not have any affect on historic features as there are none.
13. The proposed use is of adequate size to accommodate snow storage, parking behind the shed and the proposed landscaping already discussed.
14. The economic impact on the community or surrounding is negligible, no one in the surrounding area would be affected by the approval of the CUP.

PROJECT DESCRIPTION

1. The proposed use is to allow for parking of vehicles & equipment for storage until such time as a suitable facility can be purchased. The applicants are committed to making the property as clean and tidy as possible. This is a family home.
2. The relationship of the proposed use to the surrounding properties will not change.
3. The landscaping plan has been previously reviewed and is open to further clarification as the P & Z determines.
4. The lighting meets the standards and is suitable for the use and safety of the property.

From: [Morgan Stroud](#)
To: willowpulliam@gmail.com
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: CUP22-03 - 805 S Samson Trail - Engineering Review #1
Date: Monday, April 25, 2022 8:26:33 AM
Attachments: [image001.png](#)

The Public Works Department has reviewed the documents submitted for review for **CUP22-03** and have the following comments and concerns.

1. Thank you for providing a stormwater application. A Preliminary Stormwater Report was not submitted with the application. The site plan submitted with the application does not provide sufficient information to demonstrate compliance with the City's Drainage Management Guidelines (DMGs). However, due to the small scope and scale of the project, it appears that the project will likely be able to comply with the DMGs, subject to the following required submittals: a stormwater and drainage plan/report covering sections A,B and F of the Stormwater Management Plan Checklist found in the City's Drainage Management Guidelines, and details for dust abatement in unpaved areas.
 - o Drainage Management Guidelines:
<https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 - o Stormwater Design Criteria Resolution 16-10:
<https://evogov.s3.amazonaws.com/141/media/115537.pdf>
 - o DEQ BMP Catalog:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>
2. Any planned changes to the access to the property would likely require an access permit from the County.

The comments above will need to be addressed prior to Final Engineering Approval. Please let me know if you have any questions or concerns.

Thank you,



Morgan Stroud, E.I.T.
Staff Engineer
(D) 208.634.3458
(C) 208.315.2299
www.mccall.id.us/engineering

RECEIVED

By Brian Parker at 3:31 pm, Mar 28, 2022



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # CUP-22-03, SR 22-06 & AP-22-09

Preliminary / Final / Short Plat _____

805 S. Sampson Trail
Sec 27

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. Snow storage & vehicle parking and traffic cannot occur over septic systems.

Reviewed By: [Signature]

Date: 3 28 22

From: [rachel hart](#)
To: [Brian Parker](#)
Subject: 805 S. Samson Trail
Date: Wednesday, February 23, 2022 8:18:36 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Brian,

I'm writing to express my thoughts about 805 S. Samson Trail. I drive past it multiple times a day to take my daughter to and from school and I have not been bothered by the machinery they have there. I have noticed the improvements they have made on the home and think it looks better and better. I don't see any problems or have concerns with them having CUP permit. Thanks so much for your time,
Rachel Hart

From: [Stepheni Adams](#)
To: [Brian Parker](#)
Subject: Regards to 804 S. Samson Trail
Date: Saturday, February 26, 2022 11:22:44 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whomever it May Concern,

I am writing about the family property at 804 S Samson Trail.

I just want to say that I drive by the property very often because we have friends in the Care Free neighborhood. The family who now owns the property, have made huge efforts to upgrade and add value to the place. The upgrades are turning out beautifully and I'm sure the family will only keep adding value over time.

The equipment on the property is always stored nicely and it really isn't an eyesore. It's actually nice to see some of these small businesses keeping up with the growing demands of our small town, McCall. It's nice to have hard working locals that can make it here in our very expensive housing market. We need to encourage these people to keep up the good work because they not only provide much needed services our community asks for, but they also provide jobs for several of our community members as well.

These are good people with a good business that are 100% an asset to our town. I personally think it's more efficient and proves to be financially beneficial to keep equipment on their property. It looks nicer all the time as their working on settling into their home; which they've only owned for a year and a half.

I don't see any problem in them having a permit to keep their equipment on their property. If they have to pay someone else to keep their equipment on someone else's property, they may not be able to afford to stay here. They have been growing their business for many years. I love seeing the small businesses that we so love, succeed and grow. I would love to be able to keep their family here and their business.

Thank you
Stepheni Adams
595 Thompson ave.
McCall Idaho 83638

From: [Diane Pryce](#)
To: [Brian Parker](#)
Subject: 805 S Samson Trail
Date: Monday, February 28, 2022 10:46:27 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Parker,

We live across the street from Kegan and Willow Freelon, at 712 S Samson Trail. We are very happy with the work they have done on their house and property. They have put up a very nice wood fence and have done an excellent remodel on their home after their tragic chimney fire. They are quiet and considerate neighbors. They have their equipment located on their property which does not effect us. Our location on S Samson Trail has largely farming and private businesses located on it. We do not see where their business is an issue, it certainly is not for us. Feel free to contact us about this issue.

Sincerely

Michael Cavaille

Diane Pryce

Sent from my iPhone

From: [Casey Dickinson](#)
To: [Brian Parker](#)
Date: Monday, March 21, 2022 2:58:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

I am writing on behalf of Kegan Freelon...Freelon Property Services. I wish to express my support for his Conditional Use Permit. I feel it is vital to the success of McCall and the small businesses that make that success possible that we, as a city, come together to support said small businesses. FPS has been in business for many years and recently had the opportunity to purchase a home just inside city limits. It is not a home in a congested family and or short term rental neighborhood, Kegan does his best to keep the property tidy and the equipment operations to a minimum. I hope that you can see the benefit of supporting his small business as a support of McCall itself. Please approve the Conditional Use Permit.

Sincerely,
Casey Dickinson

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

750 Elo Road
McCall, Idaho 83638
April 25, 2022

McCall Planning and Zoning Commission
216 E Park Street
McCall, Idaho 83638



Dear Planning and Zoning Commission members,

This letter is to record my objection to granting Kegan Freelon/Willow Pulliam's special use permit for the property at 805 Samson Trail and to provide the commission with the three reasons for my objection.

First, this permit should be denied because it is in violation of the Purchase and Sale Agreement, both verbal and written, Freelon/Pulliam signed upon the transfer of title. We sold the acre to Freelon/Pulliam on the condition they would not house heavy equipment on the property. They agreed to park "nothing larger than a Ford 8-N tractor" on the property. Freelon stated his plan was to store the heavy equipment he owns at his brother-in-law's place in Donnelly. The Purchase and Sale agreement they signed records on Page 2: "Buyer acknowledges that home located in the Impact Zone of City of McCall is zoned residential and is not zoned for commercial operations. Buyer agrees to know and adhere to City of McCall zone regulations." While I understand they are within the law to apply for a special use permit, this could not be further from our agreed-upon understanding. The parcel at 805 Samson Trail is zoned residential. Operating a business out of their home is expressly secondary to its **primary use as residential**.

Secondly, Freelon/Pulliam's application for a special use permit should not be granted because of the potential for devaluing adjacent properties. I am aware the City of McCall is making a concerted effort to preserve the beauty of our little gem in the mountains, to increase the beauty of our existing buildings, sidewalks, parks, and business fronts. I appreciate this effort and want to support the committee in this effort by reminding them of the two properties on Samson Trail already owned and operated by excavators. May I call to mind Ben Gau's place just south of the middle school and Dan Place's operation just south of the Elo crossing. Both places have garnered a great deal of complaint from neighbors – to no avail. I would ask the committee members to reject Freelon's application for this reason. Both places are unsightly and detract from the beauty of the land on both sides of Samson Trail – thus devaluing the real estate value of all the homes and estates along Samson Trail in this area. To add a third eyesore is entirely preventable at this juncture.

Finally, I ask you to reject Freelon/Pulliam's application for a special use permit based on containing and limiting industrial sprawl to the bypass around town. Samson Trail is not a

bypass! When Freelon/Pulliam start up their diesel engines in the morning, the roar drowns out birdsong, and the stench of diesel fuel burning overpowers the scent of the pines and firs and changes the character of this area. Samson Trail is a pastoral road, much like Farm to Market and Elo Roads. The hard work McCall has done to beautify the airport, storefronts and hotels, the parks on the lake, and to secure the view of the lake in key points around town is invaluable. McCall is on its way to becoming a model for other small cities in managing growth while preserving charm, history, and beauty. I know you all have this foremost in your minds as you consider the many applications for permits that cross your desks each week. My intention with this letter is to invite you all to take a drive down Samson Trail and see for yourselves the value of retaining the beauty and peace and quiet of this residential area.

Please deny Freelon/Pulliam's special use permit application.

Thank you for your time and consideration,
Dori Them

1000 Story Lane
Baker City, OR 97814
May 10, 2022

McCall Area Planning and Zoning Commission
216 E. Park Street
McCall, ID 83638
RE: **CUP-22-03, SR-22-06, AA-22-09 (ACTION ITEM)**
805 S Samson Trail – Willow Pulliam and Keegan Freelon

Dear Commission Members:

I am Carolyn Them Parker, and I am strongly opposed to this application for a conditional use permit. I own the 10.473 acres immediately north of 805 S Samson Trail, TAX NO.112INS/2NW4S22 T 18N R3E. This property has belonged to my family for 70 years, and I grew up there. It is a special rural property with seasonal streams, a pond, hayfields, and old growth timber. It is zoned for residential use which is "intended to establish a rural setting and encourage preservation of open space and recreational areas" (**2018 McCall Area Comprehensive Plan**). From the same document, Goal 4 New Development Policy 4.4: "Continue to protect the surrounding natural landscape and the edges of the City." Policy 4.5: "Protect and incorporate natural features into newly developing areas. Conserve the natural patterns and function of streams... and wildlife habitat areas."

I am opposed to granting the applicants a permit to run a heavy equipment operation on one acre in the middle of a residential area for many reasons. First and foremost are the well documented health risks associated with diesel fumes, especially to the elderly and children. I have enclosed printed information and a website link for your consideration. <https://particleandfibretoxicology.biomedcentral.com/articles/10.1186/s12989-022-00450-5#article-info> Essentially, breathing diesel exhaust increases the risk of cancer, as well as heart and lung disease, aggravates asthma and allergies, increases the frequency of childhood illnesses and reduces lung function in children, and adversely impacts brain wave activity and blood pressure in otherwise healthy adults. Additionally, there is all the noise pollution caused by diesel engines, especially as they are warming up early in the morning and left running throughout the day, possibly causing oxidative damage to DNA.

If this application is approved, the value of our property will be negatively affected, and the peaceful quality of life we have so long enjoyed will be destroyed. There is no end date included in the application, so it could go on for many years. In the aforementioned **Comprehensive Plan** it states that the City will "foster small businesses... by developing *incubator spaces*." If the applicant needs a place to park his equipment, an incubator space provided by the City would solve the issue.

Lastly, I bring my own experience of the applicants. When they purchased the Samson Trail property, there were many promises made about not having any heavy equipment, other than something no larger than a small tractor, stored on the property. There is a condition citing this agreement in the sales contract. Also, I am concerned about breaches of health and safety that have occurred since the applicants took possession. One is the new owners' decision to reconfigure the new septic system that we installed as required by Central District Health prior to the sale. The applicants moved the drain field to a location that puts it into proximity of less than 100 feet from the well that serves as the source of water for the house. We have also had issues with the applicants parking equipment on our property without our permission and piling snow on the fence that we installed to separate our property from theirs.

In conclusion, I strongly urge the Commission to deny this conditional use application for many reasons. It violates the **McCall Area Comprehensive Plan** and the whole ideal of a peaceful rural setting. If approved, it would seriously jeopardize the health and well-being of the residents all around the property. It would negatively affect property values in the area for all land owners. Lastly, my experience has taught me that I cannot trust the good intentions of the applicants.

Sincerely,

Carolyn Them Parker 541-403-0440 cthemhorses@gmail.com

From: [kathy.deinhardt.hill](#)
To: [Brian Parker](#)
Subject: CUP-22-03 805 S. Samson Trail
Date: Wednesday, May 11, 2022 4:20:25 PM

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Dear Brian

Please pass this on to the McCall Planning and Zoning Commissioners. Thank you.

Dear Commisioners:

Please deny CUP-22-03, SR-22-06, AA-22-09 on 805 S Samson Trail, submitted by Willow Pulliam and Keegan Freelon.

My reasons for denial:

1. The property is zoned residential 1, not commercial or industrial. It is the duty of the applicants to determine if the property they purchased is zoned for their intended purposes. The failure to do so should not be cause to grant them a conditional use permit or variance or any other special consideration. Ignorance of the zoning laws is not an excuse.
2. The applicant states that they want to use the property to store contractor and snow removal vehicles. They are doing more than storing vehicles on the site.
3. The applicants have shown little regard for zoning laws, neighbors, pedestrians, and motorists since acquiring the property. Blocked streets, traffic congestion, noise, and heavy equipment moving in and out of the property at all times are just a few of the issues that have come up.
4. Allowing this business operation to continue as “temporary” while the applicants find an appropriate property should not be allowed. They are breaking zoning laws now. And how would that even work...six months, one year? They haven’t earned that consideration. It’s allowing someone to intentionally break zoning laws, a slippery slope the city should not even consider.
5. Residents of McCall have been overwhelmed with growth. They look to the city and county to follow the zoning laws and protect them from non-conforming buildings and businesses. This contracting operation is about as non-conforming as you could get in a residential area. It is egregious.

Please deny this application.

Sincerely,

Kathy Deinhardt Hill
14068 Pioneer Road
McCall, Idaho 83638

From: lissabeebe@yahoo.com
To: [Brian Parker](#)
Cc: [Bob Giles](#); [Willy Beebe](#)
Subject: Opposition to: CUP-22-03, SR-22-06, AA-22-09 805 S Samson Trl
Date: Wednesday, May 11, 2022 11:55:21 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Parker,

I own a home at 100 Magnetic Rock Road just outside of McCall and am writing in opposition to the application to retroactively use a residential parcel as a commercial staging facility (CUP-22-03, SR-22-06, AA-22-09 (ACTION ITEM) 805 S Samson Trl).

Residential areas are not meant to host businesses that use industrial equipment. While I do not hear the noise from this specific property (I do drive by it regularly) I can speak first hand to the disruptions caused by individuals running businesses out of their residentially zoned homes. I am on record (with Valley County) as opposing Cody Monroe's use of his personal residence as a storage and transfer area for his McCall-based snowmobile and power sports business (CM Rentals or something like that). His large trailers regularly shine their headlights directly into my bedroom before dawn (I live 1/4 mile away across a large field and STILL, despite that distance, I am regularly awakened by his bright equipment as he loads large trailers before snowmobile trips). His large trailers regularly slide off of the road in winter (this is on record with the Valley County Sheriffs office) and block Pearson Road. He washes his oily equipment in his yard and the run-off enters the water table. While I completely understand that these applicants are not THAT applicant, I offer this by way of example: these businesses simply DO NOT belong in residential neighborhoods.

Also, like this applicant, Cody Monroe completely disregarded his own HOA rules and the rules of Valley County to run his business from his home and apply for a CUP later— only when forced to do so. He claimed that he was creating tax revenue for the area and to force him to follow the rules that every other business is forced to follow, would result in him losing money. This is not a good excuse. Businesses need to be held to equitable standards. To let one business flout the rules because it is too expensive to follow the rules— is bad for every business. It is also bad for all of the residential owners who buy their properties in good faith with the understanding that large commercial trucks will not be blocking their roads, shining lights into their houses and creating commercial noise— daily.

I strongly oppose this CUP and feel that McCall and Valley County need to continue to send the message that rules will be enforced and applied consistently.

Thank you,

Lissa Beebe
100 Magnetic Rock Road, McCall
208-608-2846

From: [Steve Bench](#)
To: [Brian Parker](#)
Subject: Cup at 805 s Samson Trail
Date: Wednesday, May 11, 2022 9:10:41 AM

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Hi Brian. This is Steve Bench at 14135 pioneer rd. I have read and conferred with others about this cup proposal. I strongly disagree with the passage of this proposal. The zoning there must be supported as is. This city is under a lot of stress expanding commercial use on residential areas. This movement needs to stop. Let's obey the existing laws as they were meant be. Please do not allow this cup to be granted

Sent from my iPad

From:
Rebecca Boone Rine
1200 S Samson Trail, McCall

To:
Brian Parker
Michelle Groenvelt
McCall Area Planning and Zoning Commission Members

I am writing to oppose the request for a CUP-22-03, SR-22-06, and AA-22-09 at 805 S Samson Trail to allow parking of contractor and snow removal work vehicles on private residential property.

This property is zoned residential. Operation of the contractor excavation and snow removal business violates the existing, legally established zoning ordinances and codes. Residents of this neighborhood rely on existing zoning ordinances to retain the rural residential characteristics of this neighborhood. If these ordinances are not binding, they are worthless.

One look at the condition of the property will betray its use as a heavy equipment operation business, crammed onto the one-acre homesite, often spilling over to the roadside. Its location at the top of the rise near Elo puts oncoming traffic—auto, bike, and pedestrian—in blind spots. Operational noise and exhaust cannot be avoided.

The applicants' request for a *temporary* CUP, etc., demonstrates they know this commercial operation violates the letter and principles of the applicable zoning ordinances. Several months ago, I contacted P&Z departments of some other Idaho counties to determine whether those counties consider a heavy equipment operation business to be a home occupation. The answers were unequivocally, *NO*. This business violates the conditions for permissible home occupations within a residential zone contained within the R1 Zone, McCall Area of Impact zoning ordinances:

HOME OCCUPATION: A business conducted within a dwelling unit, which activity is clearly incidental to the use of the residence as a dwelling and does not change the residential character thereof, is conducted in such a manner as to not give any outward appearance of a business in the ordinary meaning of the term, and does not infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zone was created and primarily intended...

Finally, Valley County Recreation Department, through its recreation planner and grant writer, is currently applying for new state funding to begin construction of the Pearson Road to Middle School ***Safe Route to School Trail*** to facilitate safe walking and biking. The trail follows South Samson Trail all the way from Pearson to the schools, right past this business at 805 S. Samson Trail. I do not need to point out how incongruent and at cross-purposes a county-constructed, safe pedestrian route along a narrow residential road would be to a heavy equipment commercial operation at that site.

Please deny these requests.

Thank you for your attention.

Rebecca Rine

McCall City Planning and Zoning Commission
Re: CUP-22-03, SR-22-06, AA-22-09
805 S. Samson Trail

Dear Commissioners:

Once again we are met with an attempt to plop a spot commercial development shoehorned into an area in the city impact area zoned residential, in this case R1 Residential which allows one residential house per acre. This one acre property already has a residence and three outbuildings, including a large barn, all of which occupy most of the property footprint, and leaving little added room for equipment storage, much less snow removal, parking areas for owners, employees and customers, materials storage and loading, or allowing for any of the required open areas. The access driveway is just over the top of a hill on S. Samson Trail, obscured by trees, fences, brush and vegetation, and now partially blocked by a large, newly constructed stacked boulder berm, hampering driveway visibility from Samson Trail and dumping large construction equipment onto and off of Samson. This would include noisy late night and early morning traffic given the nature of the business. South Samson Trail is usually our preferred route to and from town, and we have already found parked construction equipment and vehicles frequently spilling onto Samson Trail from the driveway and snarling traffic.

Regardless of whether or not the applicants were aware of the required process for approval of the commercial business they have been operating for the past two years, this remains a non-conforming use on several fronts, and cannot be undone by after-the-fact approval which jeopardizes the carefully formulated zoning process. Naivete of the process is belied by Dori Them's letter in the Star News April 28. She is one of the family sellers. As Dori reported, after the applicants explained anticipated future plans for the property, this exact use was specifically prohibited as a stipulated condition of sale. This clearly commercial business has operated for the past two years without proper approval. Seemingly proceeding anyway with a nonconforming use and then asking for permission after the fact in no way serves as sufficient reason to retroactively grant a permit for use which is so egregiously incongruous. Approval would set a dangerous precedent for others so inclined to ignore zoning requirements.

This project fails to meet several conditions in the McCall City Code for even considering a CUP:

"3.13.03: CONDITIONAL USE PERMIT STANDARDS

(B) Findings For Granting Permit: A conditional use permit shall be granted only if the commission finds that the use, as applied for, in fact will:

3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area."

Already attempting to clear the property and storing heavy equipment, cutting down large trees.

"4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use."

Equipment and vehicles already frequently blocking or parked partially onto Samson Trail, creating low visibility and traffic disruption. Fuel storage and potential leakage, including leakage from equipment.

"5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction." **Number 4 above.**

"8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution." **As above, it is inevitable given the nature of the business and equipment and hours of operation of such equipment.**

"9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment." **As above, also further endangers pedestrian and bicycle traffic and impinges on the Rogers Lane to Middle School pathway to be constructed, planned to begin this summer.**

"11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable." **Impossible to accomplish given intent to store equipment and given the size of the property and amount of space already occupied by existing structures. The newly constructed stacked boulder berm further occupies even more of the property space**

"12. Have a minimal negative economic impact on the neighborhood or surrounding community. (Ord. 864, 2-12-2009)" **Will instantly and certainly depress adjacent property values.**

While we can certainly see the applicants are extremely industrious as they have transformed their home, barn and acre of land, we feel it is important to continue to preserve the residential nature of this area as zoned. Please deny this request.

Scott and Connie Harris
Ilka Lane
McCall, Idaho
May 14, 2022

From: [Brian Parker](#)
To: [Christina Nemes](#); [Liz Rock](#); robertlyons@highmountaincountry.com; [Ryan Kinzer](#); jscott.tunnell@gmail.com; [Tom Mihfeith \(tom.coalesce@gmail.com\)](#); [Tony Moss](#)
Cc: [Meredith Todd](#)
Subject: FW: Public Comment P&Z May 17th Meeting
Date: Monday, May 16, 2022 9:25:57 AM
Attachments: [SPF Public Comment May 13th.pdf](#)
[image001.png](#)
[image002.png](#)

Commissioners,

Please see the attached comment regarding CUP-22-03 located at 805 South Samson Trail.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



City of McCall

Web: mccall.id.us
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

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From: Wilson Quarre <wilsonquarre@bhhsca.com>
Sent: Saturday, May 14, 2022 11:32 AM
To: Brian Parker <bparker@mccall.id.us>
Cc: wcq4@hotmail.com; shake, larry <larryshake@gmail.com>
Subject: Fw: Public Comment P&Z May 17th Meeting

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Brad,

We agree with this assessment for the 805 Samson Trail CUP.

PLEASE DENY 22-03, 22-06

We use Samson Trail to walk (with children) ride bikes to town and access McCall on this road.

DO NOT allow owners to buy, then want to change the terms of purchase to fit their needs at the detriment of EVERYONE around them. NO REASON for Zoning Regulations if this is allowed on ANY level. Don't "split the difference". We ALL bought with knowledge of restrictions and so did these owners.

Commercial Creep on Samson Trail will destroy any semblance of neighborhood. Would YOU want this to happen to YOUR neighborhood?

Safety #1, Traffic congestion, +++ but most of all, do not allow owners to change the Zoning Laws for their benefit.

Thanks,

Wilson + Peggy

Wilson Quarre
Peggy Wiley
140 Pearson Ln.
McCall, ID 83638
wcq4@hotmail.com
peggywiley@me.com

From: Larry Shake <larryshake@gmail.com>
Sent: Friday, May 13, 2022 4:51 PM
To: Brian Parker <bparker@mccall.id.us>
Subject: Public Comment P&Z May 17th Meeting

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See attached

McCall Planning and Zoning,,, Dated May10, 2022

RE:CUP-22-03, SR-22-06, AA-22-09 (ACTION ITEM) 805 S Samson Trl – Willow Pulliam and Keegan Freelon An “application” for a Conditional Use Permit, Scenic Route Review, And Administrative Design Review to allow parking of contractor and snow removal work vehicles on private residential property.

It is uncommon for the P&Z to receive an application for a “**temporary**” CUP, Scenic Route Review (SRR) and Administrative Design Review (ADR) for a Commercial Business. “**until**” such time that the property owners are able to purchase property outside of the Residential Zone they are located within”.

There are multiple reasons for the Planning and Zoning Commissioners (hereby known as “PZC”) should deny this action item:

- 1). There is no mechanism in the zoning regulations that authorize PZC to grant temporary CUP, ADR and SRR..
- 2) The applicant has operated this business without permits, and a residential area for two years.
- 3) The request for temporary parking hides the fact the business continues to operate from this location... so its not “just parking
- 4) The application doesn’t identify that contractor – snow removal equipment relates to the unknown business assets: that could consist of up to more than nine pieces of heavy equipment, Backhoes, endloaders, Skid Steer, trackhoes, Dump trucks, equipment trailer, concrete processing vehicles, snowblowers and blades.
- 5) The application doesn’t stipulate permission of the Administration of Business impacts regarding, employees and employee parking, visitor/customer visits and parking in roadway impacts, as well as such items as fuel and oil storage, maintenance and equipment repair.
- 6) Noise and Fumes generated on site. Early and late times of noise generation, at the beginning and ending of daily schedule, backup alarms, loud equipment starting, loading, unloading, loud voices shouting directions,

The daily general repair and maintenance noise, hammering, banging and clanging of tail gates, etc, destroying the neighborhood tranquility.

- 7) The application includes no apparent ability or timeline for purchase of property and doesn’t consider the impact of the applicant’s business on the value of property sales in the area during the time of the temporary permit.
- 8) The application doesn’t reveal that the conditions under which the applicant purchased the property did include an agreement for no equipment storage to take place on the property.

Again and again, the applicant has shown an unwillingness to conduct his business with proper permits and under agreed-upon requirements. We have no reason to believe the applicant will be able to secure an alternative property for his business in the near future.

This is a question of Business Practices. It is a cost of business to acquire needed property to operate your business.... maybe this applicant should have not purchased some of the equipment he owns and allocated those funds for the of appropriation of property for his business.

It is not the task of the City or PZC to solve, promote or help businesses, especially when

the said applicant has not complied with city regulations.

In the neighborhood meeting, Mr. Keegan indicated to me, he agreed that his home lot, was not the appropriate location for his business/equipment... he also indicated he had no money that would allow him to buy other commercial property at a different location maybe some years into the future.

Again this problem was created by the applicant is a business decision and not a reason for the city to feel responsible to provide for.

I ask you respectfully to deny any CUP or other permit for the applicant in this location.... Temporary or otherwise..

Larry Shake, McCall

4.2.3: LICENSES REQUIRED:

No person shall engage in, prosecute, or carry on any trade, business, or profession within the limits of the city until such person or entity has obtained a license as described in this chapter. (Ord. 938, 12-17-2015)

Note:... this Applicant has never had a business license in more than two years... thus warrants no special considerations

TABLE 3.4.02

PERMITTED AND CONDITIONALLY PERMITTED USES WITHIN COMMERCIAL ZONES



Note: Contractors yard or shop.. not permitted in a NC zone... ie Neighborhood Commercial Zone...

["God, give us grace to accept with serenity the things that cannot be changed, courage to change the things which should be changed, and the wisdom to distinguish the one from the other" — Reinhold Niebuhr](#)

McCall Planning and Zoning,,,

Dated May10, 2022

RE:CUP-22-03, SR-22-06, AA-22-09 (ACTION ITEM) 805 S Samson Trl – Willow Pulliam and Keegan Freelon An “application” for a Conditional Use Permit, Scenic Route Review, And Administrative Design Review to allow parking of contractor and snow removal work vehicles on private residential property.

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The daily general repair and maintenance noise, hammering, banging and clanging of tail gates, etc, destroying the neighborhood tranquility.

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Again and again, the applicant has shown a unwillingness to conduct his business with proper permits and under agreed upon requirements. We have no reason to believe the applicant will be able to secure alternative property for his business in the near future.

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In the neighborhood meeting, Mr. Keegan indicated to me, he agreed that his home lot, was not the appropriate location for his business/equipment... he also indicated he had no money that would allow him to buy other commercial property at a different location maybe some years into the future.

That again this problem was created by the applicant is a business decision and not a reason for the city to feel responsible to provide for.

I ask you respectfully to deny any CUP or other permit for the applicant in this location.... Temporary or otherwise..

Larry Shake, McCall

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Note:... this Applicant has never had a business license in more than two years... thus warrants no special considerations

**TABLE 3.4.02
PERMITTED AND CONDITIONALLY PERMITTED USES
WITHIN COMMERCIAL ZONES**

Contractor's yard or shop	-	C	-
---------------------------	---	---	---

Note: Contractors yard or shop.. not permitted in a NC zone... ie Neighborhood Commercial Zone...Language states “small scale commercial uses”

268 Buckcamp Rd
McCall, ID. 83638
April 29, 2022

McCall Planning and Zoning
216 Park Street
McCall, ID 83638
RE: CUP-22-03, SR-22-06, AA22-09 (Action Item)

Dear McCall Planning and Zoning Commissioners,

I am writing concerning the application by Keegan Freelon and Willow Pulliam, regarding 805 South Samson Trail to allow heavy equipment storage on that property. I am requesting that this application be denied.

Two years ago, my sisters and I were going to put this property up for sale. Our mother wanted a young family in our family home, to fill it with laughter, love and life. In order to facilitate her wishes we decided to sell the one acre with house and out buildings below market value so a local young family could afford it.

We enlisted the help of a Realtor. Before it was put on the market we were approached by Keegan and Willow. Keegan and I spoke about his business. He promised me he would have no equipment larger than our Ford 8-N tractor, such as a skid steer, on the property and that he would store it on the east side of the barn, out of sight of Samson Trail, to maintain the agricultural feel of the surrounding area. He also stated that he would store all his heavy equipment at his brother-in-law's property near Donnelly. We had several conversations around this subject, as did our Realtor, so he knew how important it was to all of us sisters and agreed to those conditions.

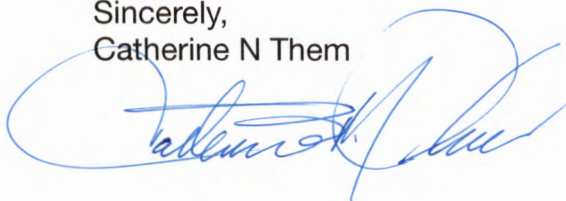
According to our city code the goal is to maintain and promote the small town character... and the natural beauty of the surrounding area...to ensure that all physical growth is carried out in an orderly way, and in a way which compliments the landscape and ecology....

This property is zoned R1 Residential and according to the code, is for the enhancement of existing residential neighborhoods. R1 land use designation permits the development of large lot single-family residential areas and is intended to allow larger lot residential subdivisions. Allowing this application would negate this code statement. No one would chose to live by an unsightly heavy equipment yard with diesel fumes and diesel engines starting up early every morning.

I have been disappointed by the applicant's actions and total disregard for his promise. All man has is his word.

My request is that the city planning and zoning deny this application.

Sincerely,
Catherine N Them



From: [RIC AND BECKY RINE](#)
To: [Brian Parker](#); [Michelle Groenevelt](#); [Meredith Todd](#)
Subject: Opposition to 805 South Samson Trail "temporary" heavy equipment storage; May 17 P&Z Meeting business item
Date: Monday, May 16, 2022 8:02:32 AM
Importance: High

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I am writing in opposition to the proposal before the P&Z at the May 17 meeting: the 805 South Samson Trail proposal brought by Pulliam-Freelon for a Conditional Use Permit (CUP) to indefinitely park heavy equipment and commercial work vehicles at a private residence zoned R1 "*Residential (1 acre)*". Please acknowledge receipt of this email by a short reply.

My Objections/Concerns:

Planning Staff Report (p. 125) - This "temporary" proposal appears to be yet another attempt to carve out a stealth commercial establishment in a residential area (*R1* zone).

Reading the Staff Report prepared for P&Z for this meeting, **the staff recommend CUP approval for a 5-year period. This is not "temporary."** This "temporary" situation will be long forgotten and become the status quo and a permanent operation. This is entirely unacceptable and should be rejected. A one or no more than 2 year time frame could be considered temporary.

But then, what happens if an alternative, non-residential zoned location is not obtained by the applicants before the CUP expiration? Who would enforce removal of the non-compliant use. What's the penalty if the non-conforming use continues past the CUP?

There is experience in this neighborhood that the City and County have not enforced clearly non-conforming commercial operations on residential South Samson Trail. From past experience, the burden would fall on neighbors, who are impacted by this non-compliance, to attempt to compel enforcement and compliance.

Several vehicle outbuildings apparently are being remodeled and improved and there has been active reconstruction and heavy equipment activity on the property in the past year.

Regarding the twelve 3.13.03 Criteria for issuing a CUP:

It would violate criterion #2 – "Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title." This proposal is not harmonious with *Residential (1 acre)* zoning.

It would violate criterion #3 – "Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area." Heavy equipment, work vehicles, and storage infrastructure would not be "harmonious and appropriate" for this *R1* zoned parcel. The applicant' response to this criterion is, "**There are currently several businesses on the stretch of Samson Trail from Deinhard Lane to Elo Road that store equipment and supplies.**" Most of these are farther north and concentrated closer to McCall. The 805 residence is more contiguous to the residential rural neighborhood setting without much commercial non-conforming use.

It would conflict with criteria #4 – "Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use"; and/or criteria #8 – "Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic..." The significant traffic issues around the Elo Road and South Samson Trail intersection and Highway 55 have been well documented and highlighted in recent storage unit proposals on Elo Road currently under P&Z deliberation.

The 805 S Samson Trail location is on a double blind hill approaching from Elo Road going north and approaching from McCall going south on S Samson Trail. I ride my bicycle here often and have to exercise great caution going by this property, especially if there is vehicle traffic approaching from either or both directions, because of the blind spots. This proposal would exacerbate the traffic congestion to a greater degree than the present residence.

A **May 28, 2022 letter to the Star-News, written by Dori Them**, the seller of the 805 property to the applicants, stated that the sale was agreed to "on the condition that heavy equipment would not be housed on the property". The writer recommended against approving a CUP for this non-conforming use. This would seem to weigh heavily against approval of the proposal, also.

These commercial carve-outs in residential areas must not be permitted to erode the neighborhood character, piece by piece, to the detriment of home values and rural setting protected by existing zoning. Please defend the Comprehensive Plan zoning and reject this.

Thank you for your consideration of these comments.

/s/ *Richard Rine*

Richard Rine, 1200 South Samson Trail



City of McCall
COMMUNITY
DEVELOPMENT

SG-22-07 - Not an Action Item

**122 E Lake St
Drift West**

May 17, 2022

Not a Public Hearing



City of
McCall
IDAHO

May 12, 2022

Suzann Crist & Ed Anderson
Drift West, LLC
122 E Lake St
McCall, ID 83638

Delivered via e-mail suzann@drift-west.com and sales@rm-signs.com

Re: Sign Design Review (SG-22-07) for Drift West, LLC

This letter hereby provides City of McCall administrative approval of the signs represented in the sign design review application (accepted with fees paid on April 18, 2022) which is described as follows:

- Single sided logo sign measuring 32" x 32" for a total of 7.1 square feet.
- Sign will be made dibond with vinyl graphics and have dark brown lettering across a textured beige background.
- Sign copy shows the business name "DRIFT WEST" with an Elk Bull.
- The sign will be mounted flush on the balcony railing using stainless steel hardware, not hanging.
- No lighting is proposed

The linear dimension of the building frontage along Deinhard is approximately 40 feet, thereby allowing a maximum of 60 square feet of signage for the property. Therefore, the proposed 7 square feet of signage is within the allowable square footage for the business. *Please note, this sign very little square footage; window signage will need to be permitted if desired - this includes any brands rented/offered or any business name decals/operating hours. Please submit a revised plan to reallocate allowable square footage, or a new sign permit application at a future date if any window signage is to be displayed* ([MCC 3.9.03.\(C\)2.a](#))

Pursuant to McCall City Code (Title 3, Chapter 9), the sign design meets the intent of the McCall Design Guidelines and **is hereby approved by the City of McCall.**

If you have any questions about the contents of this letter, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Meredith Todd".

Meredith Todd

Assistant City Planner



32" x 32"
Dibond with vinyl graphics
Mounted with stainless steel hardware